$995,000 - 1215 14 Avenue Sw, Calgary

MLS® #A2252041

$995,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Beltline, Calgary, Alberta

This rare and distinctive upgraded brick office building exudes character and functionality. It is located in the heart of Calgaryâ€™s Beltline, walkable to all downtown locations and amenities while being situated on a quiet tree-lined street. With a Direct Control designation and 2,800 square feet of total space, it offers an outstanding owner-user opportunity and is perfectly suited and ideal for a broad range of professional uses including a law practice, accounting or architect firm, tech company, financial services business or a general services company. The main floor offers two private offices, complemented by generous space for reception, secretarial space and storage. The second floor features three additional spacious rooms which can be used as offices or meeting spaces, including an executive office with access to the front balcony, plus a filing space and 2-piece bathroom. The upper level is a converted attic and provides a versatile bonus space that can serve as additional staff workspace or storage. The lower level is well-appointed with a kitchen, bathroom, and abundant storage, ensuring both convenience and practicality for day-to-day operations. Outside, the property includes a large fenced backyard and six dedicated surface stalls, with ample street parking available at the front. Its central location places you within walking distance of the 17th Avenue Retail and Entertainment District, home to some of Calgaryâ€™s best shopping, dining, and amenities. The

Downtown Core is also just minutes away, providing excellent accessibility for both employees and clients. Entrepreneurs, investors and small business owners, this is your opportunity to stop paying a landlord and own your own standalone commercial building on a 25' x 130' lot in Canada's most vibrant city!

Built in 1912

Essential Information

MLS® #	A2252041
Price	$995,000
Bathrooms	0.00
Acres	0.07
Year Built	1912
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1215 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W1

Amenities

Parking Spaces	6

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Brick

Additional Information

Date Listed	September 15th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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