



\$ 619,900.00

## 1521 14 AVENUE SW CALGARY

<https://paulbrinton.com>

Perfectly located being walking distance to downtown and the trendy 17th Avenue shops and restaurants this income property has had excellent monthly revenue. This beautiful updated historic home has 4 tenanted spaces - 3 apartments style and a garage workshop. Each thoughtfully renovated and are bright and appealing. Home includes:...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1146701

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 17:56:24

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/18/21

**Lot size:** 3251 sq ft

**Year built:** 1911

**Parking:** Double Garage Detached,  
Workshop in Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Bedroom,Brick Facing,Electric,Glass Doors,Mantle,Oak,Tile

**Exterior Features:** Lighting,Permeable Paving,Private Yard

**District:** CAL Zone CC

**Inclusions:** There are three (3) each of: refrigerator, electric stove, washer & dryer

**Total Parking:** 4

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Breakfast Bar,Built-in Features,Ceiling Fan(s),Laminate Counters,Separate Entrance,Skylight(s),Soaking Tub



**Lot Features:** Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting,Rectangular Lot,Treed

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** In Unit, Multiple Locations

**Zoning:** M-CG d111

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 544.60

**Title Land:** Fee Simple

**Photo Count:** 40

**Rooms Above Grade:** 6

**Construction Materials:** Wood Siding

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 7.61M 25`0"

**Appliances:** Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer

**Living Area SF:** 1175.00

**Subdivision Name:** Sunalta

**Structure Type:** House

**Lot Size Acres:** 0.07

**Restrictions:** Restrictive Covenant-Building Design/Size

