

# \$2,599,900 - 1316 15 Avenue Sw, Calgary

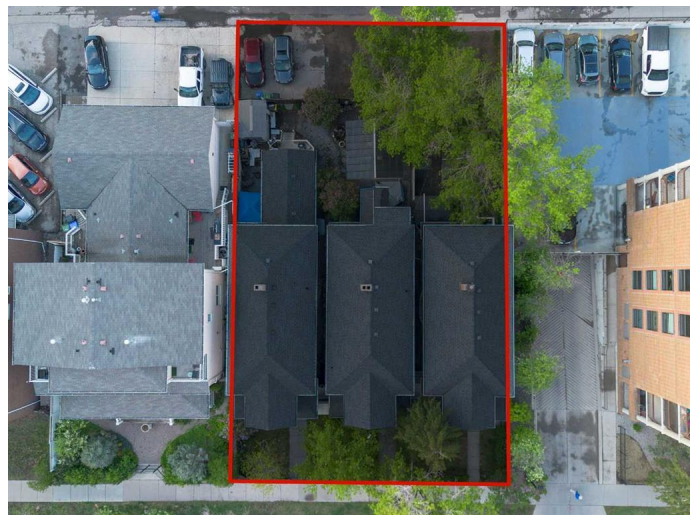
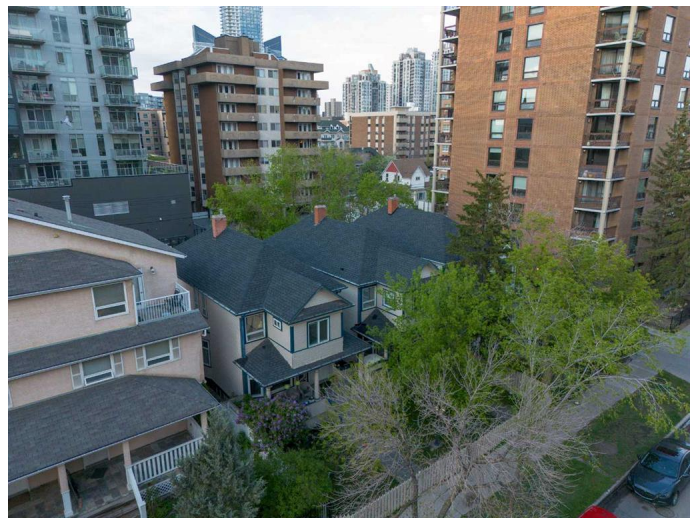
MLS® #A2221627

**\$2,599,900**

4 Bedroom, 2.00 Bathroom, 1,735 sqft  
Residential on 0.07 Acres

Beltline, Calgary, Alberta

Outstanding opportunity to acquire a fully assembled, mid-block development site in Calgary's Beltline community. This 9,756 square foot site spans three contiguous lots at 1314, 1316, and 1318 15 Avenue SW and is currently zoned CC-MH (Centre City Multi-Residential High Rise District) under Land Use Bylaw 1P2007. This zoning supports a Floor Area Ratio (FAR) of up to 5.0, allowing for substantial future density in one of Calgary's most dynamic and walkable urban neighbourhoods. The site is rectangular in shape with approximately 75 feet of frontage along 15 Avenue SW and rear lane access, offering strong development efficiency. Located between 12 Street and 14 Street SW, it enjoys immediate access to key commuter routes including 14 Street, 17 Avenue, and 12 Avenue SW, with nearby transit options enhancing connectivity for future residents or tenants. The property is within walking distance to grocery stores, restaurants, fitness studios, and both downtown and 17th Avenue's retail corridors—an essential attribute for any successful multi-residential project. The land is improved with three separate structures: two are currently rented out, and the third is used as a professional office space. These improvements generate short-term holding income and provide flexibility for interim commercial or residential uses (subject to City of Calgary approvals). The site's existing configuration and tenancies reduce carrying costs while future



development planning is underway. This valuation reflects comparability to several recent area land transactions, adjusted for location, zoning, and development readiness. No development applications have been submitted to date, providing a clean slate for a custom-built vision. With its location inside the Beltline Area Redevelopment Plan, this parcel benefits from a municipal planning framework that prioritizes high-density residential growth. The CC-MH zoning allows for a wide range of uses and building forms, with potential for further density incentives where community benefit contributions apply. Whether you're a builder, developer, or investor seeking to hold income-producing land in Calgary's inner core, this offering provides both immediate utility and long-term potential in equal measure.

Built in 1911

### **Essential Information**

MLS® #	A2221627
Price	\$2,599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,735
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1316 15 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Storage
Appliances	Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	123
Zoning	CC-MH

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.