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1316 15 Avenue SW
Calgary, Alberta

MLS # A2221627

$2,599,900

Division:	Beltline		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	**Age:**	1911 (114 yrs old)
Beds:	4	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: As is where is

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.

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