

Character Office Building in Beltline

savills

FOR SALE

1019 - 13 Avenue SW
Calgary, AB T2R 0L5



SPACE PROFILE

2,691 SF

Gross building area

\$1,490,000

Sale price

\$23,793

Property taxes

6-8 reserved stalls

Parking

3,257 SF

Site size

\$15.45 psf

Operating costs

DC26Z2005

Zoning

Treat as clear title

Financing



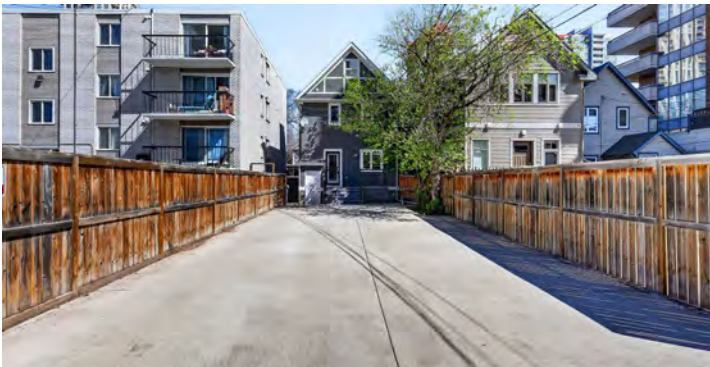
PROPERTY OVERVIEW

This is an exceptional turnkey opportunity to own a stand alone, three-storey character building that has been fully renovated in the heart of the Beltline.

Originally built in 1909 and thoughtfully converted to professional office use, the property combines the warmth and detail of a heritage residence with the layout, systems, and finish level expected in a modern commercial workspace.

With approximately 2,691 SF on three levels, situated on a 3,257 SF lot, plus an additional 764 SF below grade, and located just steps from 17 Avenue and minutes from downtown, this property is a rare find in this prestigious inner-city community.

Ideally suited for a wide range of professional groups, such as law firms, accounting, engineering, and financial advisors.



Owner / user or investment

Acquire and occupy this well located, conforming-use commercial asset in a market where comparable lease rates and operating costs continue to climb. Or hold as a stabilized professional office investment in one of Calgary's most consistently in-demand neighborhoods. A prime opportunity for an investor.



SPACE PROFILE

A1-94-L11

Legal description

1909

Year built

2021

Year renovated

28%

Site coverage

Good/Excellent

Construction quality

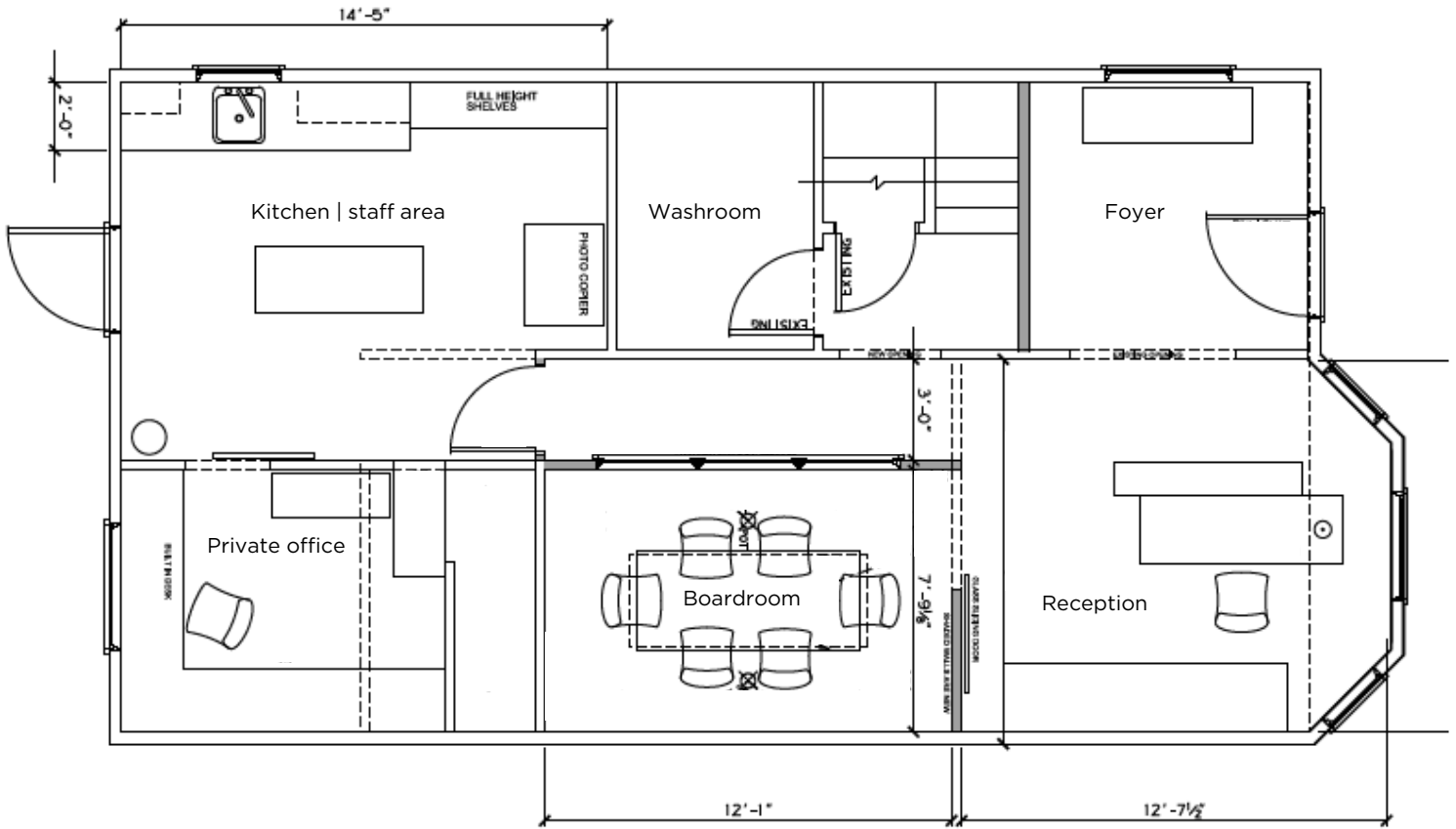
Good

Building condition

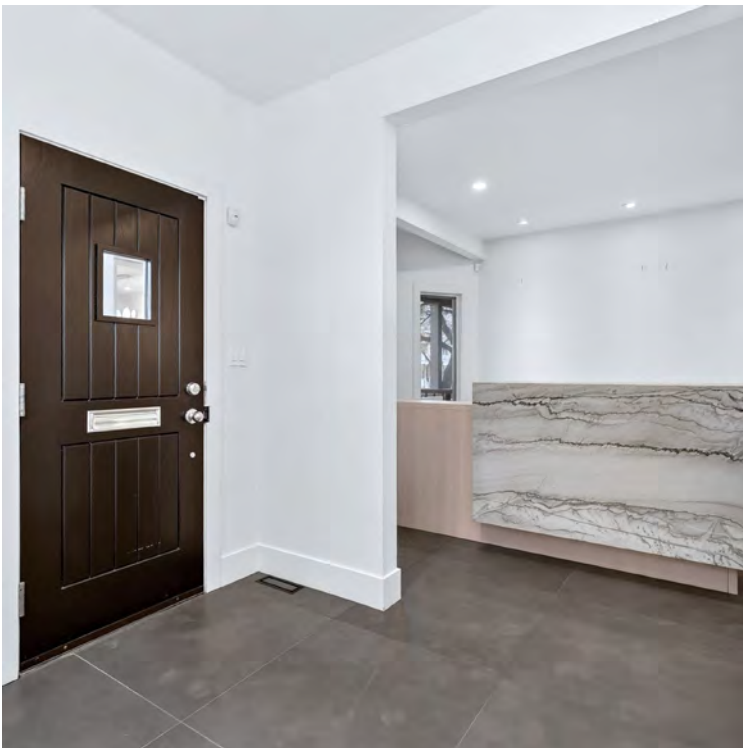
KEY HIGHLIGHTS

- The building is laid out across three levels with 2,691 SF above grade plus a finished lower level with 764 SF totaling 3,455 SF offering a flexible mix of private offices, open work areas, meeting space, and support areas. Well-suited to a single occupant or a small multi-tenant configuration
- Walkable, transit-served Beltline location with street parking at the front of the building with designated stalls behind the building
- Appraisal of the building was reported in very good condition, supporting strong intrinsic value
- Zoned DC26Z2005 (Direct Control, based on the older RM-7 District), conforming to the existing office use and a flexible professional-services platform
- Modern, high-quality finishings throughout
- Flexible layout featuring:
 - (8) Offices
 - (2) Washrooms
 - Boardroom
 - Breakout room
 - Storage

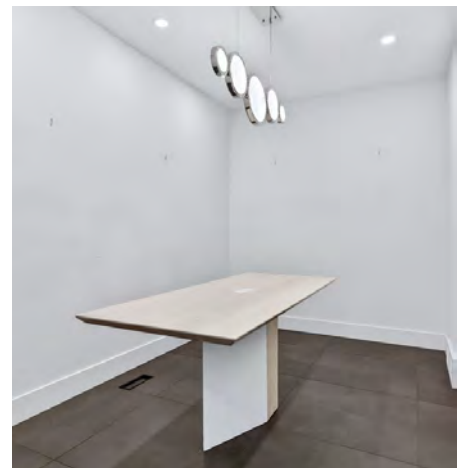
MAIN FLOOR



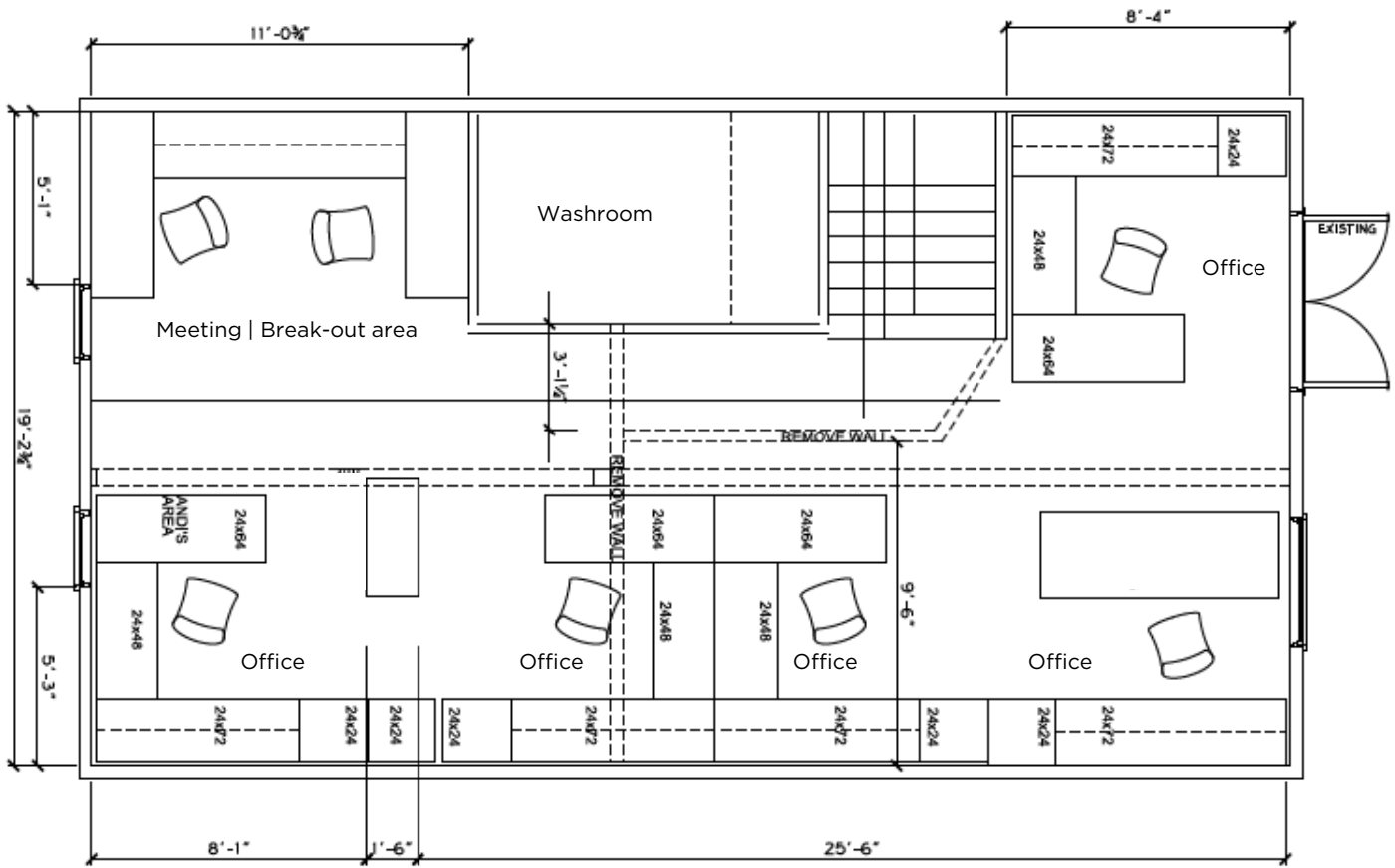
Foyer | entry area, reception, boardroom, private office, washroom, kitchen and staff area



MAIN FLOOR



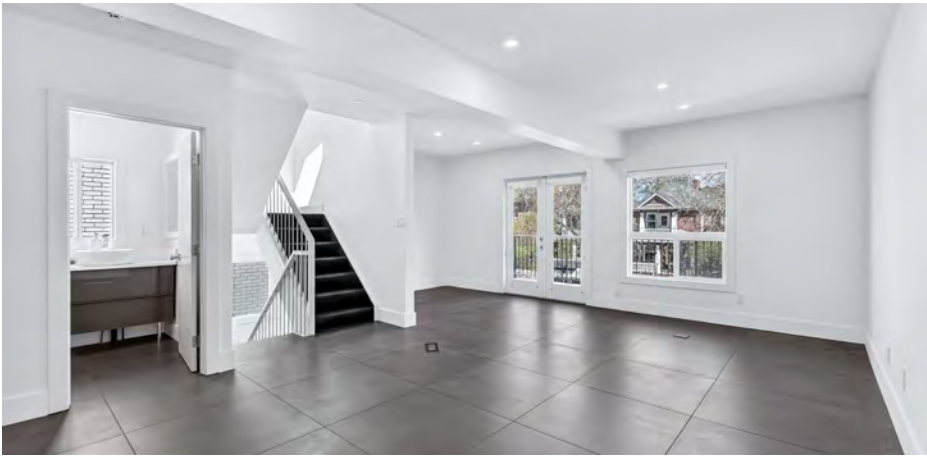
SECOND FLOOR



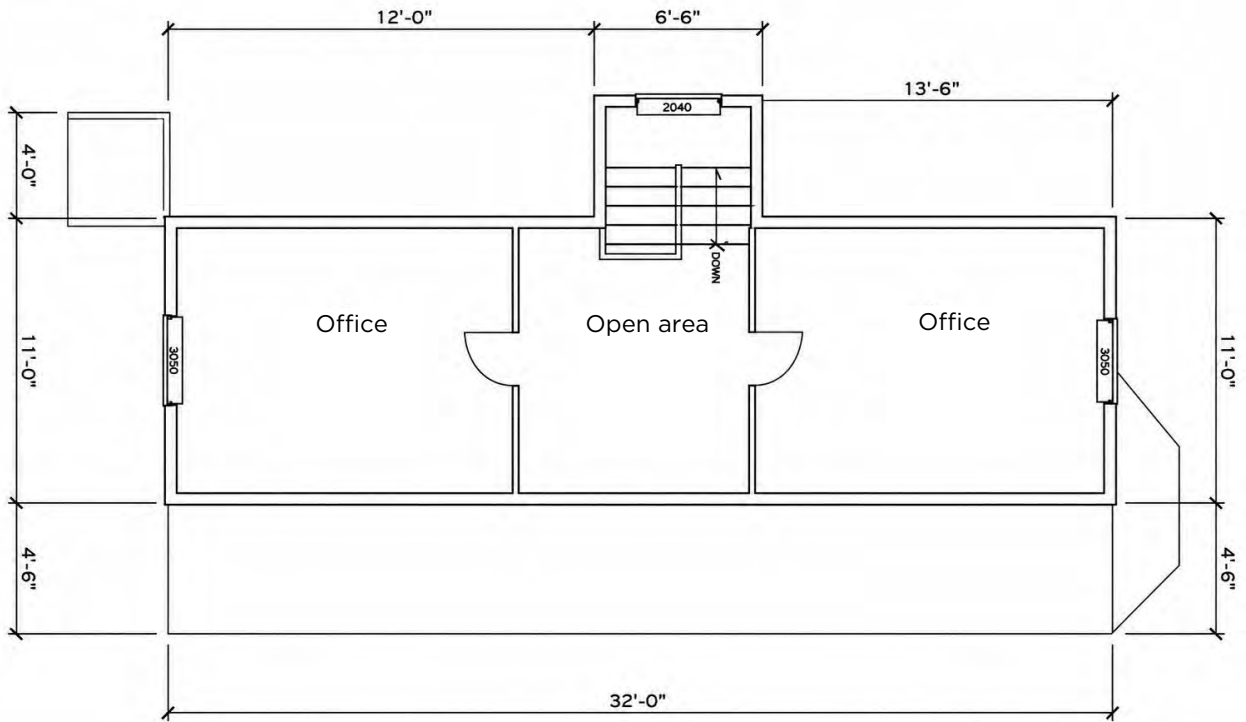
5 Private offices, meeting | breakout area and a washroom with a shower



SECOND FLOOR



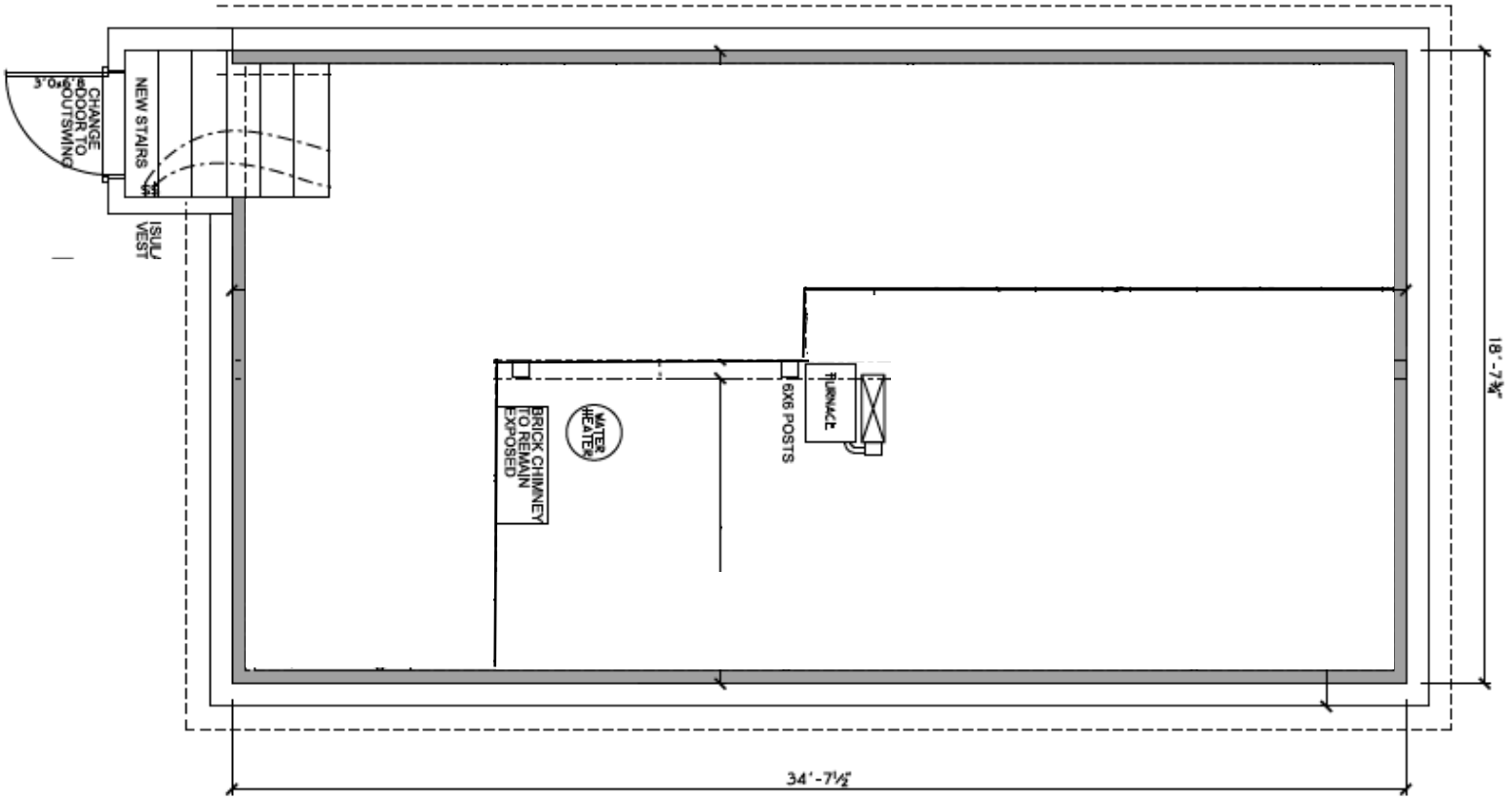
THIRD FLOOR



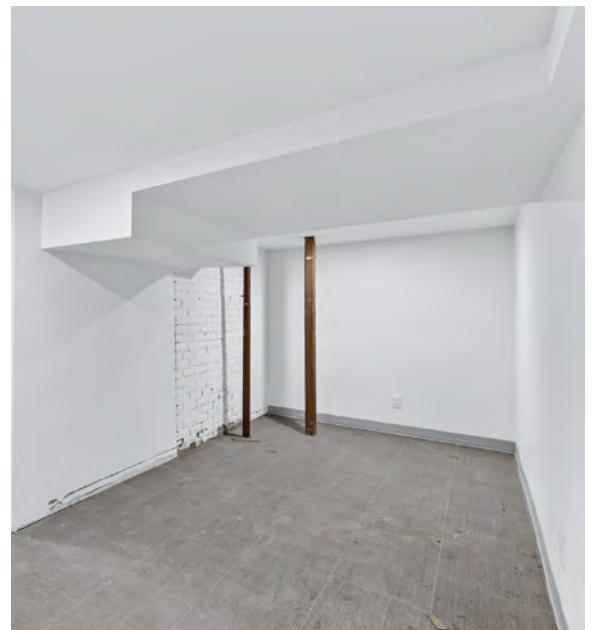
Bright loft-style space with pitched ceilings — ideal as offices, boardroom, or creative studio

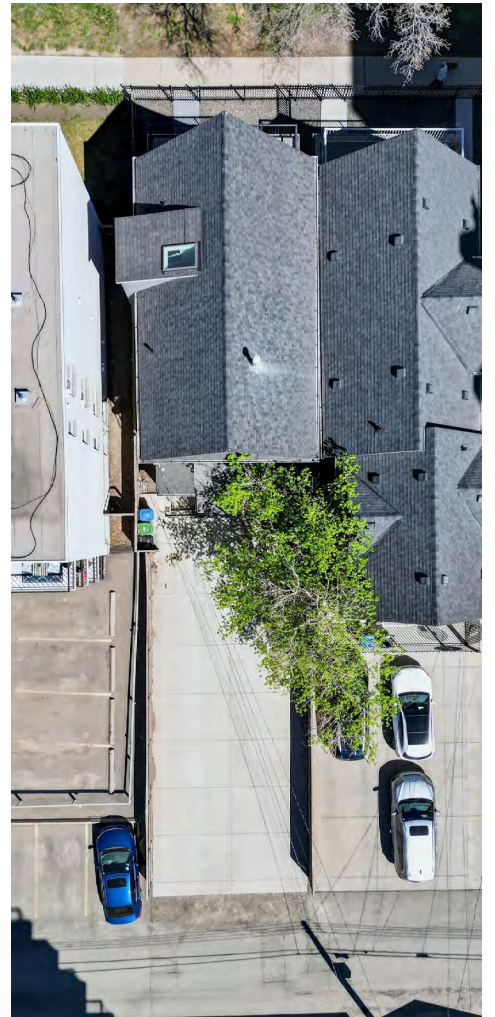


LOWER LEVEL



Finished support | storage space (~764 SF) with utility and mechanical areas





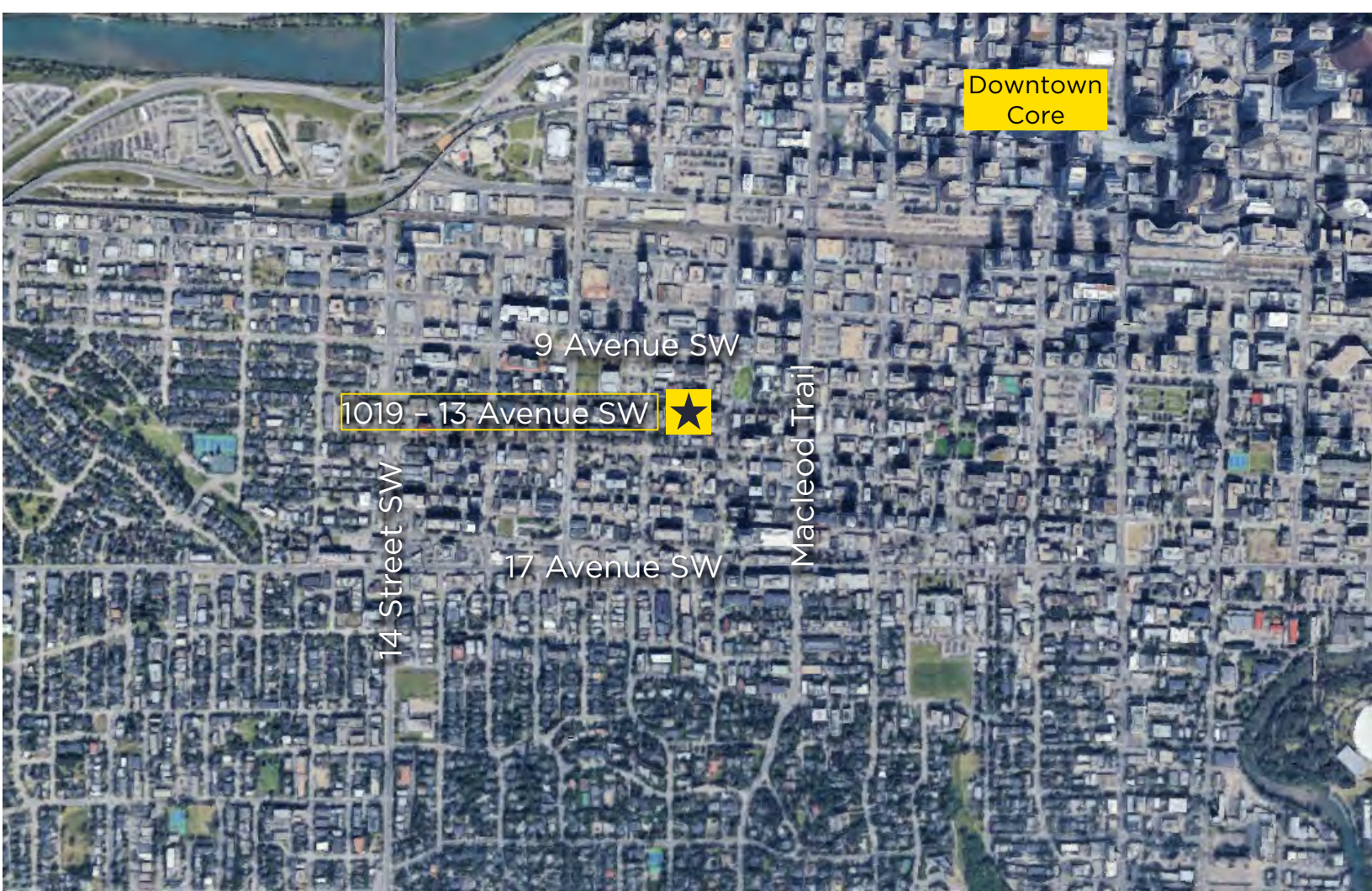
LOCATION & NEIGHBOURHOOD

1019 - 13 Avenue SW is positioned in the southwest quadrant of Calgary's vibrant inner-city community of The Beltline. Most well known as one of Calgary's oldest and most densely populated neighborhoods, formed in 2003 through the amalgamation of the historic Connaught and Victoria Park districts, and today is home to roughly 26,000 residents. The property is only a few minutes by car or transit to the downtown core and access to the broader city is excellent via 14 Street SW, Macleod Trail, Bow Trail, and Crowchild Trail.

The community has the deepest mix of professional offices, residential towers, retail, entertainment and urban culture in the city. Within easy walking distance of the 17th Avenue retail & entertainment district, which features sleek patios, mixology hubs, new-school comfort food and boutique retail, there is always something going on in this lively neighbourhood.

KEY HIGHLIGHTS

- Steps to the 17 Avenue SW retail, dining, and entertainment district
- Approximately 5 km to Calgary's downtown commercial core
- Convenient access to 14 Street SW, Macleod Trail, Bow Trail, and Crowchild Trail
- Dense, walkable surrounding population — a strong client-draw catchment for any professional services group





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