

# \$2,200,000 - 1850 14 Street Sw, Calgary

MLS® #A2181456

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Lower Mount Royal, Calgary, Alberta

Nestled in the heart of Calgary's desirable Lower Mount Royal community, this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods.

Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking—an exceptional convenience in the area.

Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, medical clinics, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment.

Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, 1850 14 Street SW presents a truly rare opportunity.

Built in 1912

## Essential Information



MLS® #	A2181456
Price	\$2,200,000
Bathrooms	0.00
Acres	0.15
Year Built	1912
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	1850 14 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3S9

### **Amenities**

Parking Spaces	11
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### **Exterior**

Lot Description	Back Lane, Corner Lot, Level
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### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	5
Zoning	DC

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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