

# \$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 |
|----------------|----|

### Exterior

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Corner Lot, Level |
|-----------------|------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 140              |
| Zoning         | DC               |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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