



15307 1 Street Calgary Alberta

\$1,199,999

Rare opportunity in Midnapore! Situated on a massive 75' x 150' lot (0.26 acres), 15307 1 Street SE offers incredible versatility and future potential. Currently zoned S-FUD, this property may offer opportunities for subdivision or rezoning—to be confirmed with the City of Calgary. Whether you're an investor, developer, or buyer looking to build your dream home, this lot provides exceptional value. The existing 1958 bungalow is maintained and offers 3 bedrooms, 1 bathroom, and a developed basement—perfect as a rental while planning your next steps. Located in one of Calgary's most established lake communities, enjoy nearby amenities like Fish Creek Park, Shawnessy LRT, schools, and shopping. Don't miss your chance to secure a large parcel in a highly desirable area with long-term upside. Property is being sold as-is where-is. (id:6769)

Storage 10.33 Ft x 10.75 Ft

Laundry room 8.33 Ft x 10.75 Ft

Bedroom 11.17 Ft x 10.75 Ft

Recreational, Games room 30.08 Ft x 11.67 Ft

Living room 11.58 Ft x 20.42 Ft

Primary Bedroom 11.58 Ft x 10.42 Ft

Bedroom 8.83 Ft x 10.42 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Kitchen 11.33 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<https://www.andrewchao.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca