



1431 1A Street Calgary Alberta

\$699,900

Exceptional opportunity in desirable Crescent Heights! This 71 x 75 ft RCG lot offers outstanding potential for investors, builders, or future redevelopment (buyer to confirm land use and development options with the City of Calgary). The well-maintained bungalow features 891 sq ft above grade with 2 bedrooms and a 4-piece bath. The bright main level offers maple hardwood flooring, a functional layout, and a cozy living area with breakfast nook. The lower level includes a 1-bedroom illegal suite and an additional den (window does not meet egress requirements). Recent upgrades include 100-amp electrical service and updated plumbing (PEX). Property is vacant and offers flexible possession. Ideal as a holding property, rental investment, or future infill site in this prime inner-city location with convenient access to downtown, transit, schools, parks, and amenities. (id:6769)

Bedroom 10.75 Ft x 11.00 Ft

Office 8.50 Ft x 12.08 Ft

3pc Bathroom 6.42 Ft x 6.33 Ft

Kitchen 11.92 Ft x 10.00 Ft

Living room 19.92 Ft x 12.42 Ft

Kitchen 11.42 Ft x 11.42 Ft

4pc Bathroom Measurements not available

Bedroom 8.92 Ft x 10.83 Ft

Primary Bedroom 11.08 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

<http://homecarerealty.com/>

RE/MAX Realty Professionals

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