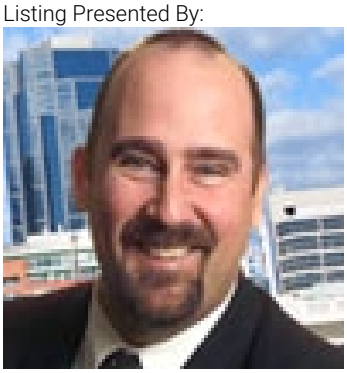


1503 1 Street Calgary Alberta

$969,000

For more information, please click the "More Information" button. Development Permit approved boutique hotel development opportunity in Calgary's Culture + Entertainment District. Positioned in one of downtown Calgary's most dynamic and rapidly evolving neighborhoods, this rare offering is located just steps from the expanded BMO Centre, Stampede Park, Scotiabank Saddledome, Victoria Park/Stampede LRT Station, and the future Event Centre. Surrounded by year-round conventions, concerts, sporting events, festivals, restaurants, cafes, wellness services, and entertainment venues, the site benefits from exceptional connectivity within Calgary's premier hospitality corridor. The approved development contemplates a distinctive 12-suite boutique hotel comprising approximately 6,600 square feet of gross floor area. The concept has been designed around a modern, technology-enabled hospitality model featuring self-service operations, fully equipped suites, flexible stay options, and curated guest experiences. Rather than relying on extensive on-site amenities, the project is positioned to leverage the surrounding ecosystem of restaurants, fitness studios, wellness providers, cafes, nightlife, and entertainment venues that define the Culture + Entertainment District, creating a highly efficient and scalable boutique hospitality offering. Designed to appeal to business travelers, event attendees, digital nomads, tourists, and extended-stay guests, the project offers a unique alternative to traditional hotel accommodations while benefiting from one of Calgary's most active and walkable urban destinations. Unlike many development opportunities requiring extensive planning and entitlement work, this property offers the advantage of an approved development permit, creating a compelling opportunity for developers, hospitality operators, investors, and owner-operators. The surroundi...

Listing Presented By:



Originally Listed by:
Easy List Realty

https://www.easylistrealty.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca