



1507 1 Street Calgary Alberta

\$679,888

PUBLIC OPEN HOUSE Saturday 3rd Oct 12 pm to 3.30 pm. Explore the possibilities on this 50-by-115-foot parcel tucked into a cul-de-sac in Crescent Heights. With M-CG d72 zoning, the property offers an opportunity to plan your next residential project in an established Calgary neighborhood close to the downtown core. Buyers can investigate redevelopment configurations, subject to municipal requirements and approvals. The existing bungalow provides two bedrooms, a four-piece bath and a kitchen on the main level. Downstairs, an illegal basement suite has its own entrance and includes another two bedrooms, a den, a three-piece bath and kitchen space. Laundry facilities are shared. Centre Street connects you to nearby transit routes, while SAIT, schools, shops and everyday services are within easy reach. For those seeking land for a future build or a property to incorporate into a longer-term investment strategy, this address brings together lot size, zoning and a central location. NEW SHINGLES WILL BE INSTALLED BEFORE 10TH OCTOBER 2026. (id:6769)

3pc Bathroom 4.00 Ft x 8.83 Ft

Bedroom 10.17 Ft x 9.42 Ft

Bedroom 10.50 Ft x 9.42 Ft

Kitchen 10.33 Ft x 14.58 Ft

Recreational, Games room 11.92 Ft x 13.08 Ft

4pc Bathroom 8.25 Ft x 5.75 Ft

Bedroom 11.92 Ft x 10.08 Ft

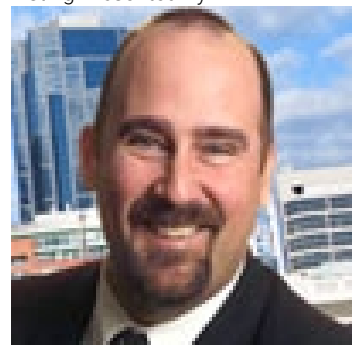
Dining room 7.42 Ft x 10.75 Ft

Kitchen 6.92 Ft x 12.58 Ft

Living room 12.83 Ft x 16.00 Ft

Primary Bedroom 11.92 Ft x 10.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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