



GRASSROOTS
REALTY GROUP

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1507 1 Street NE
Calgary, Alberta

MLS # A2310540



\$649,998

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	787 sq.ft.	Age:	1944 (82 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: Stove, Microwave, Washer/Dryer, Range Hood, Dishwasher

BUILDER & INVESTOR ALERT! Exceptional redevelopment opportunity in the highly desirable community of Crescent Heights, located on a quiet cul-de-sac with excellent future potential. This M-CG d72 zoned 50 x 115 ft lot offers fantastic possibilities for builders, developers, and investors. Whether you're considering townhomes, duplex development, or future redevelopment opportunities, this property deserves your attention. This bungalow features a separate entrance with a separate basement illegal-suite. The main floor offers 2 bedrooms, a full 4-piece bathroom, and a kitchen. The basement includes 2 additional bedrooms, a den, 3-piece bathroom, kitchen area, and shared laundry space. Conveniently located just minutes from downtown, with quick access to Centre Street, future Green Line LRT access, major bus routes, SAIT, schools, shopping, and other amenities. Incredible investment potential in one of Calgary's most sought-after inner-city communities!