



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1402 4 Street NW
Calgary, Alberta

MLS # A2331861



\$1,249,999

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Prime Development Opportunity in Sought-After Crescent Heights! Welcome to one of Calgary's most vibrant and desirable inner-city communities—Crescent Heights. This rare 50' x 142' RC-G zoned oversized corner lot (7104 Square feet) offers incredible potential for investors, developers, or anyone looking to build their dream home. The RC-G zoning allows for a wide range of options including rowhouses, townhomes, duplexes, single detached homes, and even secondary suites—making it a true gem for future development. Just minutes from downtown and surrounded by mature trees, this quiet, well-established neighborhood is known for its green spaces, top-rated schools, and unbeatable walkability. Whether you're commuting to the core or escaping to nature, this location checks all the boxes—close to SAIT, public transit, shopping, parks, schools, and just a quick drive to Crowchild Trail, Deerfoot Trail, and the airport. The existing 5-bedroom, 2-bathroom home features a developed basement, and is move-in ready or rentable while you plan your next steps. You'll also love the oversized heated double garage, RV parking (or space for up to 3 additional vehicles), plus a greenhouse and storage shed for extra flexibility. This is an incredible opportunity to get into a premier inner-city location with long-term upside—don't miss out!