



**GRASSROOTS**  
REALTY GROUP

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1507 1 Street NE  
Calgary, Alberta

MLS # A2349801



**\$679,888**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | Crescent Heights                                  |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | Bungalow                                          |        |                   |
| Size:     | 808 sq.ft.                                        | Age:   | 1944 (82 yrs old) |
| Beds:     | 4                                                 | Baths: | 2                 |
| Garage:   | Off Street                                        |        |                   |
| Lot Size: | 0.13 Acre                                         |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot |        |                   |

|             |                    |
|-------------|--------------------|
| Heating:    | Forced Air         |
| Floors:     | Laminate, 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: n/a

OPEN HOUSE SAT OCT 10 1-3PM. 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 SHINGLE Oct 2026.