1503 1 Street SE

Calgary | Active | MLS® A2320306

$969,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Easy List Realty

A closer look

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, cafés, 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, cafés, 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 surrounding district continues to benefit from significant public and private investment, including major event, entertainment, convention, and infrastructure projects that continue to transform downtown Calgary. A rare opportunity to acquire a development-ready hospitality project in the heart of Calgary's Culture + Entertainment District. Listing contains rendering photos.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2320306
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	1,650 sq. ft.
Lot Frontage:	33'
Bathrooms:	- (Full:-, Half:-)

Plan:	C
Ensuite:	No
Garage:	No
City Quadrant:	Southeast
Community:	Beltline
Inclusions:	none
Restrictions:	Architectural Guidelines, Building Design Size, Development Restriction, Easement Registered On Title, Floor Space Ratio
Title to Land:	Fee Simple
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Jun 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1503-1-street-se-calgary-a2320306/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.