1507 1 Street NE

Calgary | Active | MLS® A2349801

$679,888









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1944**	**807.88 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349801
Bedrooms	4
Bathrooms	2
Year Built	1944
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	807.88 sq. ft.
Main Level Finished Area:	807.88 sq. ft.
Below Grade Finished Area:	735.6 sq. ft.

Acreage:	No
Lot Area:	5,715 sq. ft.
Lot Frontage:	50'1¼"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	5
Year built:	1944 (Age: 82)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4936O
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 11'11" × 10'1" ·
Main Floor	Dining Room · 10'9" × 7'5" ·
Main Floor	Kitchen · 12'7" × 6'11" ·
Main Floor	Living Room · 16' × 12'10" ·
Main Floor	Bedroom - Primary · 11'11" × 10'1" ·
Lower Level	Bedroom · 10'2" × 9'5" ·
Lower Level	Bedroom · 10'6" × 9'5" ·
Lower Level	Kitchen · 14'7" × 10'4" ·
Lower Level	Game Room · 13'1" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1507-1-street-ne-calgary-a2349801/

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