3819 1 Street NE

Calgary | Active | MLS® A2347980

$524,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1912**	**778 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

ATTENTION BUILDERS & DEVELOPERS - Inner-City R-CG Lot

Prime R-CG Development Opportunity in Highland Park! Attention builders, developers and investors-this 60' x 97' R-CG zoned lot offers outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city communities. Surrounded by newer infill and multi-unit developments, this property provides an exceptional opportunity for your next project.
The existing bungalow offers approximately 778 sq. ft. above grade with 2 bedrooms, 2 bathrooms, a full basement and an oversized attached double garage/workshop, but the property is being sold AS IS, WHERE IS, with the land representing the primary value.
Located on a quiet street just minutes from downtown, major transportation routes, schools, shopping, parks and transit, this is an ideal site for future redevelopment. Whether you're planning townhomes, row housing or another R-CG permitted project (subject to City approval), opportunities like this are becoming increasingly difficult to find.
Don't miss your chance to secure a premium inner-city redevelopment parcel in sought-after Highland Park.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347980
Bedrooms	2
Bathrooms	2
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	778 sq. ft.

Main Level Finished Area:	778 sq. ft.
Below Grade Finished Area:	427 sq. ft.
Acreage:	No
Lot Area:	5,823 sq. ft.
Lot Frontage:	60'½"
Front Exposure:	East
Unit Exposure:	East
Levels:	One
Total Rooms Above Grade:	4
Year built:	1912 (Age: 114)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7330HA
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Highland Park (Calgary)
Appliances:	See Remarks
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 15'8" × 7'11" ·
Main Floor	Bedroom · 11'10" × 9' ·
Main Floor	Kitchen · 17'2" × 9'6" ·
Main Floor	Living Room · 17'2" × 9'6" ·
Basement	Cold Room/Cellar · 15'8" × 3'8" ·
Basement	Office · 8'11" × 7'9" ·
Basement	Furnace/Utility Room · 16'6" × 13'3" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	City Lot

Num. of Parcels:	0
Outbuildings:	Workshop
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3819-1-street-ne-calgary-a2347980/

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