



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15307 1 Street SE**  
**Calgary, Alberta**

**MLS # A2219690**



**\$1,199,999**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, RV Access/Parking, RV Gated, Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Rare opportunity in Midnapore! Situated on a massive 75' x 150' lot (0.26 acres), 15307 1 Street SE offers incredible versatility and future potential. Currently zoned S-FUD, this property may offer opportunities for subdivision or rezoning—to be confirmed with the City of Calgary. Whether you're an investor, developer, or buyer looking to build your dream home, this lot provides exceptional value. The existing 1958 bungalow is maintained and offers 3 bedrooms, 1 bathroom, and a developed basement—perfect as a rental while planning your next steps. Located in one of Calgary's most established lake communities, enjoy nearby amenities like Fish Creek Park, Shawnessy LRT, schools, and shopping. Don't miss your chance to secure a large parcel in a highly desirable area with long-term upside. Property is being sold as-is where-is.