



GRASSROOTS
REALTY GROUP

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

1510 1 Street NW
Calgary, Alberta

MLS # A2261151



\$1,179,800

Division: Crescent Heights

Lot Size: 0.13 Acre

Lot Feat: Level, Rectangular Lot, Treed

By Town: -

LLD: -

Zoning: M-C1

Water: Public

Sewer: -

Utilities: -

Strategic Development Opportunity & Crescent Heights An exceptional chance to acquire a premium inner-city redevelopment site in the heart of Crescent Heights & one of Calgary's most vibrant and rapidly evolving communities. This offering includes two titled properties & 1506 & 1510 1 Street NW & to be sold together as one consolidated parcel. Zoned M-C1 / RM-4 & suitable for multi-family or medium-density residential Combined lot size: approx. 87.5 ft x 112.5 ft (TBV) & 4 city lots (Lots 9&12) Cleared and shovel-ready & old structures professionally removed Priced at 2024 City of Calgary assessed value & \$1,179,800 (for both titles) High-demand location with excellent access to downtown, transit, shops, and restaurants Strong walkability, urban amenities, and long-term growth fundamentals This is a rare development-ready site in a mature, high-growth neighborhood & ideal for builders and developers looking to capitalize on Calgary's expanding inner-city market.