



1311 1 Street NE
Calgary, Alberta

MLS # A2288649



\$800,000

Division:	Crescent Heights		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	990 sq.ft.	Age:	1912 (114 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 5 refrigerators, 5 stoves, 1 washer 1 dryer.

Prime inner-city redevelopment opportunity in Crescent Heights. Positioned on a just under 60 x 100 lot and zoned M-CGd72 (Multi-Residential & Contextual Ground Oriented), this property offers exceptional potential for townhomes or a four-plex style development (City of Calgary confirmation required) in one of Calgary's most sought-after infill communities. M-CG is specifically designed to support ground-oriented multi-residential projects that align with the character of established neighbourhoods & making this an ideal site for builders looking to deliver high-demand product in a proven location. Currently situated on the lot are two connected homes plus a detached garage. A couple of existing tenants provide income to help offset holding costs while development plans are finalized. Total of 5 units 9 bedrooms provide ton of opportunity. Whether you choose to hold short-term or move quickly toward redevelopment, the flexibility is there. The location speaks for itself. Just off 16th Avenue and Centre Street NE, this site offers quick access to downtown, major transit corridors, restaurants, retail, and amenities. Crescent Heights continues to see strong buyer demand driven by walkability, skyline proximity, and ongoing area revitalization. This is the type of parcel that rarely becomes available & multi-residential zoning already in place, eliminating much of the uncertainty developers often face. For experienced infill builders/multi-family this represents a strategic acquisition: & Established inner-city neighbourhood & Multi-residential zoning in place & Revenue-generating holding property & Strong resale demand for ground-oriented product Opportunities like this are becoming increasingly scarce in Crescent Heights. Secure the land. Design the vision. Build what the market wants.