



**1431 1A Street NW**  
**Calgary, Alberta**

**MLS # A2289656**



**\$699,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Exceptional opportunity in desirable Crescent Heights! This 71 x 75 ft RCG lot offers outstanding potential for investors, builders, or future redevelopment (buyer to confirm land use and development options with the City of Calgary). The well-maintained bungalow features 891 sq ft above grade with 2 bedrooms and a 4-piece bath. The bright main level offers maple hardwood flooring, a functional layout, and a cozy living area with breakfast nook. The lower level includes a 1-bedroom illegal suite and an additional den (window does not meet egress requirements). Recent upgrades include 100-amp electrical service and updated plumbing (PEX). Property is vacant and offers flexible possession. Ideal as a holding property, rental investment, or future infill site in this prime inner-city location with convenient access to downtown, transit, schools, parks, and amenities.