



GRASSROOTS
REALTY GROUP

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**1510 1 Street NW
Calgary, Alberta**

MLS # A2183819



\$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: -

NEW PRICE!!! ATTENTION DEVELOPERS/BUILDERS EMPTY CANVAS READY FOR DEVELOPMENT. CRESCENT HEIGHTS GEM ZONED M-C1/RM4, TOTAL PARCEL APPROX 87.5 FT X 112.5 FT (TBV) OLD HOMES PROFESSIONALLY REMOVED ACCORDINGLY. TO BE SOLD TOGETHER 1506 & 1510 1 STREET NW ONLY !!! AS ONE LARGE RM4 LOT WITH 2 TITLES. (LOTS N9,10,11,12)(\$1179800.00 IS FOR BOTH PARCELS) PRICED AT CITY OF CALGARY 2024 ASSESSMENT !! SUPER INNER CITY LOCATION WITH SHOPPING, RESTAURANTS, VIEWS, TRANSPORTATION AND GREAT WALKING DISTANCE SCORE..