

15307 1 Street SE
Calgary, Alberta

MLS # A2219690



\$1,199,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	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.