

# \$2,000,000 - 1501 1 Street Se, Calgary

MLS® #A2118801

**\$2,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.08 Acres

Beltline, Calgary, Alberta

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options.

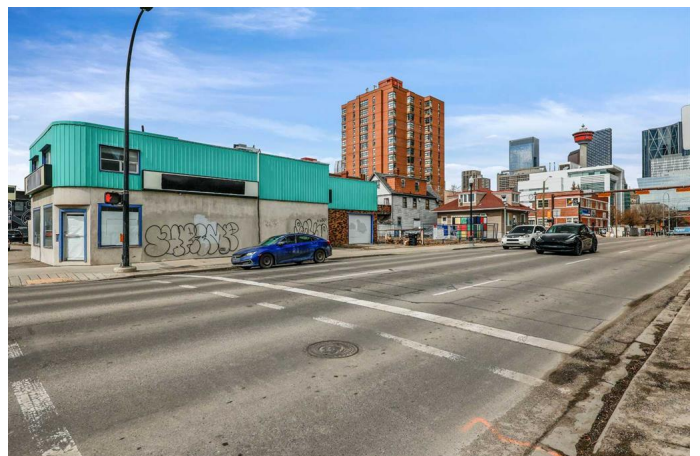
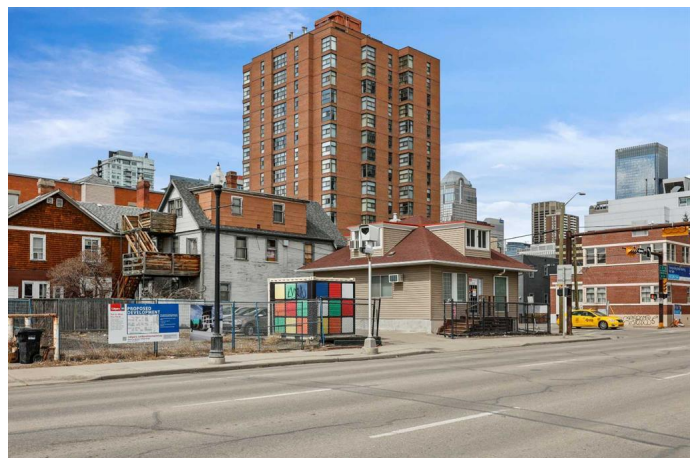
## NEW UPDATES:

This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.

Built in 1912

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2118801    |
| Price      | \$2,000,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.08        |
| Year Built | 1912        |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Retail     |
| Status   | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1501 1 Street Se |
| Subdivision | Beltline         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 2J4          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

### Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2024 |
| Days on Market | 396              |
| Zoning         | CC-X             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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