

# \$1,149,999 - 15307 1 Street Se, Calgary

MLS® #A2219690

**\$1,149,999**

3 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.26 Acres

Midnapore, Calgary, Alberta

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.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219690    |
| Price          | \$1,149,999 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 727         |
| Acres          | 0.26        |



|            |             |
|------------|-------------|
| Year Built | 1958        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15307 1 Street Se |
| Subdivision | Midnapore         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 2A2           |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 3                                                             |
| Parking        | RV Access/Parking, Driveway, RV Gated, Single Garage Detached |
| # of Garages   | 1                                                             |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | No Smoking Home                       |
| Appliances        | Dryer, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                               |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Back Yard, Front Yard, Garden, Interior Lot, Lawn |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Wood Frame, Stone                                                                                                    |
| Foundation        | Poured Concrete                                                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 124            |
| Zoning         | S-FUD          |

**Listing Details**

Listing Office                      eXp Realty

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