

# \$2,500,000 - 1501 1 Street Se, Calgary

MLS® #A2118801

**\$2,500,000**

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.

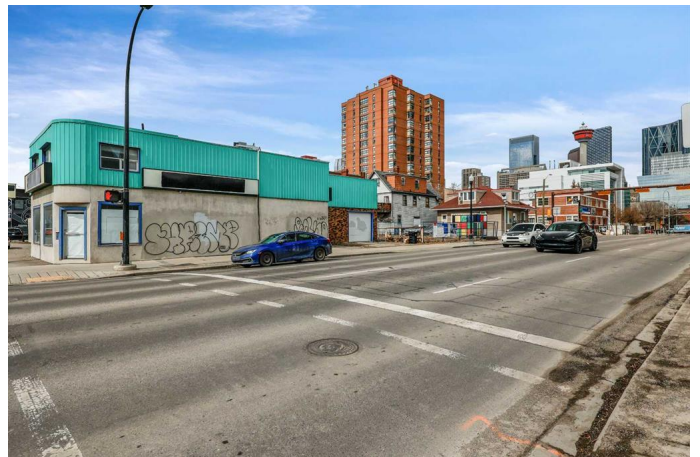
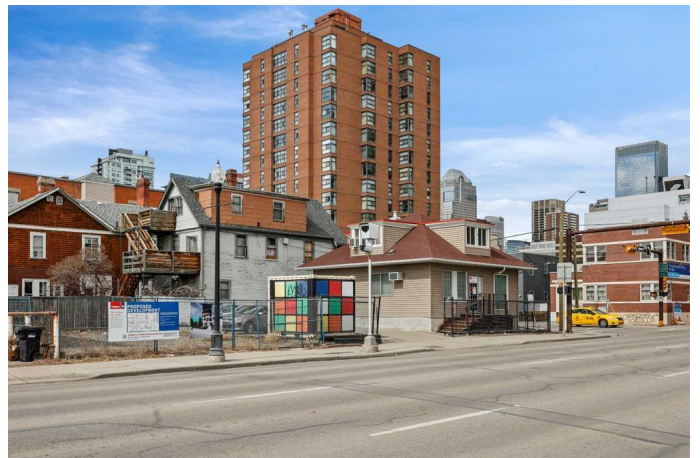
## NEW UPDATES:

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	\$2,500,000
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	515
Zoning	CC-X

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.