

# \$1,199,000 - 1402 4 Street Nw, Calgary

MLS® #A2241444

**\$1,199,000**

2 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.16 Acres

Crescent Heights, Calgary, Alberta

Prime Development Opportunity in Sought-After Crescent Heights! Welcome to one of Calgary's most vibrant and desirable inner-city communities—Crescent Heights. This rare 50' x 142' RC-G zoned oversized corner lot (7104 Square feet) offers incredible potential for investors, developers, or anyone looking to build their dream home. The RC-G zoning allows for a wide range of options including rowhouses, townhomes, duplexes, single detached homes, and even secondary suites—making it a true gem for future development.

Just minutes from downtown and surrounded by mature trees, this quiet, well-established neighborhood is known for its green spaces, top-rated schools, and unbeatable walkability. Whether you're commuting to the core or escaping to nature, this location checks all the boxes—close to SAIT, public transit, shopping, parks, schools, and just a quick drive to Crowchild Trail, Deerfoot Trail, and the airport.

The existing 5-bedroom, 2-bathroom home features a developed basement, and is move-in ready or rentable while you plan your next steps. You'll also love the oversized heated double garage, RV parking (or space for up to 3 additional vehicles), plus a greenhouse and storage shed for extra flexibility.

This is an incredible opportunity to get into a premier inner-city location with long-term



upsideâ€™donâ€™t miss out!

Built in 1942

**Essential Information**

MLS® #	A2241444
Price	\$1,199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.16
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1402 4 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Y9

**Amenities**

Parking Spaces	2
Parking	Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	No Animal Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Creekside Realty
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