

# \$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.

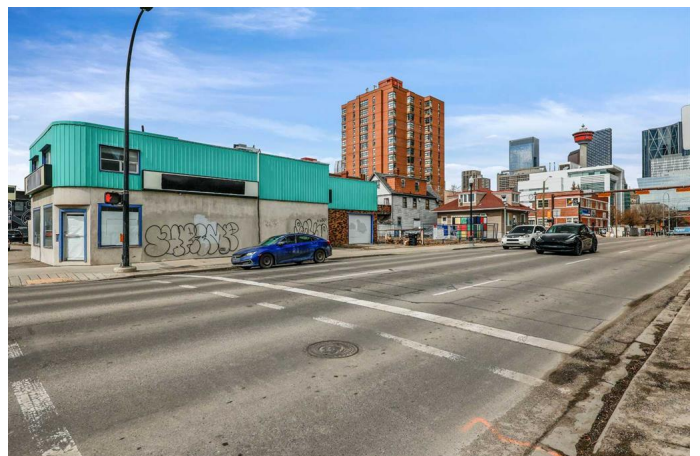
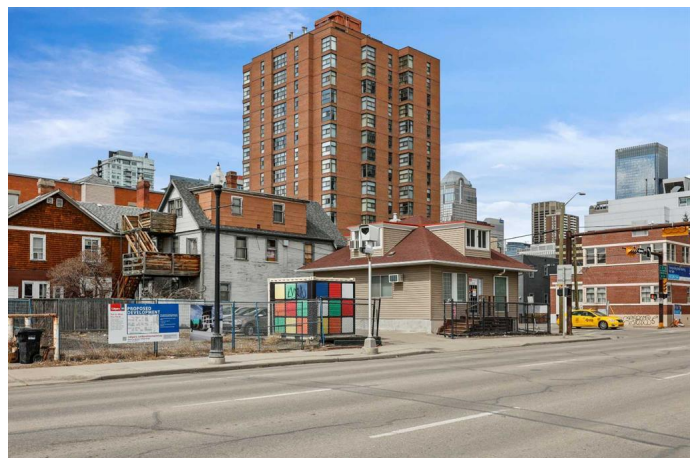
## NEW UPDATES:

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
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### Exterior

Lot Description	Corner Lot
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### Additional Information

Date Listed	March 29th, 2024
Days on Market	494
Zoning	CC-X

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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