

# \$1,199,999 - 15307 1 Street Se, Calgary

MLS® #A2219690

**\$1,199,999**

3 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.26 Acres

Midnapore, Calgary, Alberta

Rare opportunity in Midnapore! Situated on a massive 75â€™ x 150â€™ 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 rezoningâ€”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 basementâ€”perfect as a rental while planning your next steps. Located in one of Calgaryâ€™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	\$1,199,999
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	Single Garage Detached, Driveway, RV Access/Parking, RV Gated
# of Garages	1

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 18th, 2025
Days on Market	85
Zoning	S-FUD

**Listing Details**

Listing Office                    eXp Realty

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.