

\$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	36
Zoning	R-CG

Listing Details

Listing Office	Creekside 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.