

# \$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

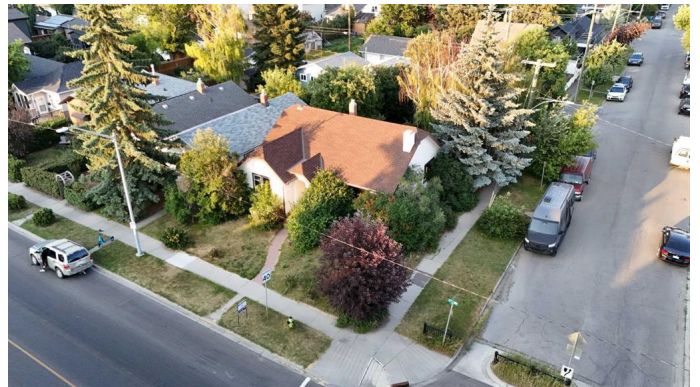
Prime Development Opportunity in  
Sought-After Crescent Heights!

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 | 23              |
| Zoning         | R-CG            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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