

\$1,495,000 - 3035 1 Street Sw, Calgary

MLS® #A2258538

\$1,495,000

4 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.14 Acres

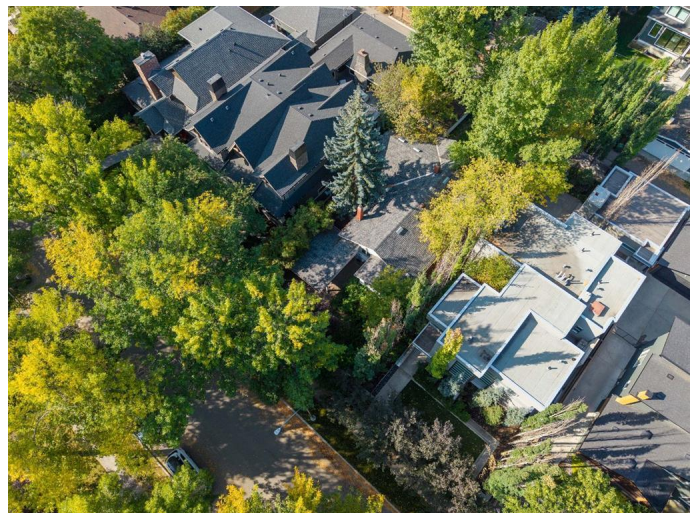
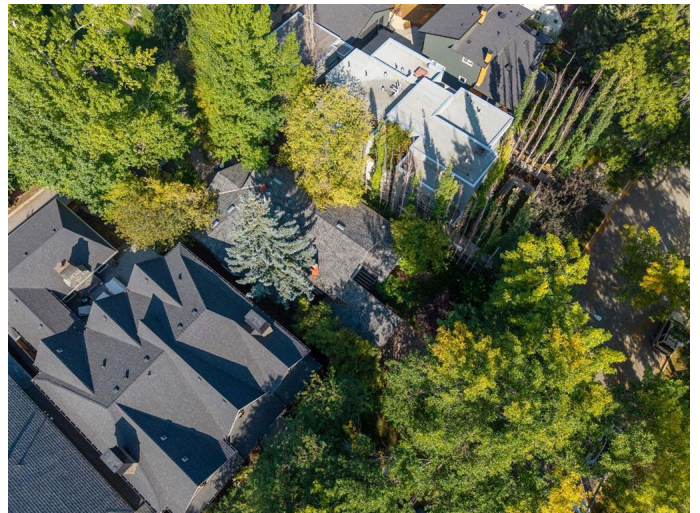
Roxboro, Calgary, Alberta

Rare 50' x 126' West Facing Lot with Approved Estate Plans. An exceptional opportunity, this 50' x 126' lot offers a west facing backyard, the convenience of a paved alley, and the ability to accommodate an attached triple-car garage. Set among multimillion-dollar residences in one of Calgary's most prestigious neighbourhoods, it's the perfect canvas for your dream home. Purchased by Tyrrell Custom Homes, the property benefits from nearby access to their show home, where you can experience their renowned craftsmanship firsthand. Approved development plans by McDowell & Associates are included, featuring a stunning 3,600 sq. ft. estate home with four bedrooms up and an attached triple-car garage. Prefer to bring your own vision? You'll also enjoy the flexibility of no building commitment. Just steps from the Glencoe Club, the shops and restaurants of Mission, nearby parks, and the city's best pathways, this property pairs an unbeatable location with an extraordinary build opportunity.

Built in 1928

Essential Information

MLS® #	A2258538
Price	\$1,495,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,241
Acres	0.14
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3035 1 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1P7

Amenities

Parking Spaces	2
Parking	Single Garage Detached, Carport
# of Garages	1

Interior

Interior Features	Built-in Features, Double Vanity, Natural Woodwork, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Decorative, None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Interior Lot, Many Trees, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.