

# \$829,000 - 1503 1 Street Se, Calgary

MLS® #A2207537

**\$829,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.04 Acres

Beltline, Calgary, Alberta

Click brochure link for more details. Seize a rare opportunity to break ground in one of Calgary's hottest infill zones! Located in the heart of the Beltline's vibrant Entertainment District, 1503 1 St SE is a shovel-ready site just steps from the BMO Centre, Stampede Grounds, and other cultural attractions. This prime lot (zoned CC-X for Centre City Mixed Use) already comes with a full Development Permit (In Progress) for a stylish 7-storey boutique hotel with 12 Suites, complete with an inviting rooftop patio (featuring a BBQ area and fire pit) – all designed by the acclaimed Modern Office of Design + Architecture (MoDA). With approvals in place and no major hurdles, you can hit the ground running on a landmark project in Calgary's booming Beltline.

## Highlights

Pre Application Done and DP In Progress : for a 7-storey hotel / Short Term Rental development, including a rooftop amenity deck with BBQ area and fire pit – a turnkey plan ready to build.

Premier Location: Prime Beltline/Entertainment District address, within walking distance to the expanded BMO Centre, Stampede Park, Scotiabank Saddledome, 17th Avenue, and countless downtown amenities. Your guests or tenants will be at the center of it all.

Flexible CC-X Zoning: Centre City Mixed Use (CC-X) zoning with discretionary approval already granted for hotel use. This zoning



**sFRAME**

Mo  
DA



offers broad mixed-use potential (commercial, residential, etc.) â€“ giving developers flexibility to explore various concepts if desired.

Generous Density, No Height Limits: FAR 4.0 (Floor Area Ratio) already approved, allowing ~6,601 sq ft of buildable space as per the plans. No maximum building height restrictions â€“ unleash your vision with unlimited vertical potential.

Smart Living, Elevated

Each suite integrates premium ORI Living systemsâ€”space-optimizing Cloud Beds, Pocket Offices, and full kitchens + in-suite laundryâ€”delivering comfort, style, and tech-forward luxury in every room.

Iconic Design by MoDA: Stylish, modern architecture by Modern Office of Design + Architecture ensures a standout building. The planned design features eye-catching aesthetics and an attractive rooftop amenity space â€“ perfect for a boutique hotel experience that will draw attention.

Urban Convenience, No Parking Needed:

Situated in an ultra-walkable, transit-rich area, this project requires no on-site vehicle parking (none provided) under current regulations â€“ a huge cost saver for development. Includes 2 Class-II bicycle stalls to promote and accommodate cycling in Calgaryâ€™s downtown, but have various parking spots which could be rented monthly as needed.

This offering is tailor-made for developers, short term rental investors, and builders aiming to make their mark in Calgaryâ€™s core. All the heavy lifting has been done â€“ approvals secured, prime location locked in, and design ready. Donâ€™t miss out on this turn-key development opportunity to break ground on a flagship project in the Beltlineâ€™s most exciting growth area!

## Essential Information

MLS® #	A2207537
Price	\$829,000
Bathrooms	0.00
Acres	0.04
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	1503 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2J4

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	38
Zoning	CC-X

## Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

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.

