



THE
A-TEAM

**RE/MAX
FIRST**

1221 17A Street, Calgary T2N 2E8

MLS® #: **A2090503**

Area: **Hounsfield
Heights/Briar Hill
Calgary**

Listing Date: **11/16/23**
Change: **-\$75k, 07-May**

List Price: **\$1,699,900**
Association: **Fort McMurray**

Status: **Pending**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1927**
Lot Information
Lot Sz Ar: **16,511 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,163**
Low Sqft:
Ttl Sqft: **2,163**

DOM

182
Layout
Beds: **4 (4)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Sloped, Treed, Views**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Radiant**
Sewer:
Ext Feat: **Playground, Private Entrance, Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Crown Molding, Storage, Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`6" x 5`2"
Kitchen	Main	12`10" x 10`10"
Living Room	Main	18`4" x 12`11"
Sunroom/Solarium	Main	32`8" x 8`0"
2pc Bathroom	Main	4`7" x 3`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	12`3" x 10`2"
Breakfast Nook	Main	12`7" x 9`8"
Dining Room	Main	13`2" x 12`11"
Mud Room	Main	7`7" x 4`4"
Bedroom - Primary	Second	17`9" x 13`11"

Bedroom
Bedroom
Hobby Room
Storage

Second
Second
Basement
Basement

14`7" x 12`7"
13`7" x 10`4"
18`3" x 12`11"
9`11" x 9`5"

Bedroom
4pc Bathroom
Workshop
Laundry

Second
Second
Basement
Basement

13`8" x 10`4"
14`4" x 7`10"
21`3" x 17`4"
20`3" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5625AC

Remarks

Pub Rmks:

Experience the rare chance to own a property featuring 108 feet of frontage, 184 feet deep on one side and 142 on the other. This property is available for sale for the first time in over half a century. Revel in breathtaking downtown views from the heart of Hounsfield Heights. Seize the lifetime opportunity - construct your dream home or explore the potential to build multiple residences by applying to the city. Perched proudly on a hill, this lot features a beautiful 4-bedroom home with a front veranda. The formal main floor includes a classic den, while the living and dining rooms showcase beautiful hardwood floors. The kitchen, complemented by an eating nook, adds to the charm. Upstairs, discover four bedrooms, with built-in desks in the kids' rooms and an intriguing touch of vaulted ceilings in the primary bedroom. The full basement houses a laundry area and ample storage space. Take advantage of this exclusive opportunity to own a piece of history in a prime location.

Inclusions:
Property Listed By:

-
RE/MAX REAL ESTATE (CENTRAL)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













