



THE
A-TEAM

**RE/MAX
FIRST**

1819 11 Avenue, Calgary T2N 1H4

MLS® #: **A2111684**

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

Listing Date:
Change: **04/16/24
None**

List Price: **\$1,149,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type:
Sub Type:
City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

**Land
Residential Land
Calgary
0**

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

33
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R-C1
Legal Desc: 2310369	

Remarks

Pub Rmks: **50ft wide Spectacular City View Lot - Build Your Dream Home Today! Seize the opportunity to own an exceptional 50x126 feet empty lot in the highly sought-after community of Briar Hill/Hounsfield Heights. Situated on an upscale, serene street, this lot offers the perfect canvas for a single-family masterpiece with**

brehtaking city views from all four floors, culminating in an unparalleled panorama from the rooftop patio and loft area, offering one of the most extraordinary city vistas in Calgary. The sloped lot design allows for a walkout, ensuring seamless integration of indoor and outdoor living. Boasting an approved Development Permit for a new 4000 sq ft custom build, this property is poised for your vision to come to life. The seller is available to bring your dream home to fruition if desired. With a prime location just minutes away from downtown, University of Calgary, Foothills Hospital, and an array of amenities, this is a rare opportunity to create a residence that embraces luxury, convenience, and an awe-inspiring cityscape. Contact us today to secure your stake in this remarkable property and embark on the journey of crafting your ultimate living space! The cityscape can be viewed from the neighboring property that is under construction upon request. The lot is already serviced for sewer and water.

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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





