



THE
A-TEAM

**RE/MAX
FIRST**

1736 13 Avenue, Calgary T2N 1L1

MLS®#: **A2116356**

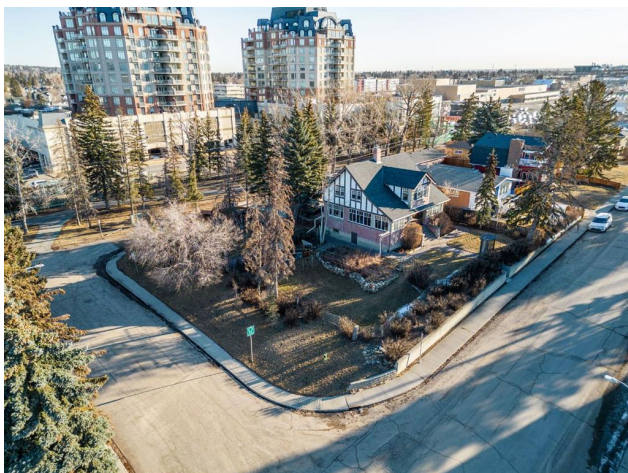
Area: **Hounsfield
Heights/Briar Hill**
County: **Calgary**

Listing Date: **03/21/24**
Change: **None**

List Price: **\$699,999**

Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

4,807 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

59

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2410633

Zoning:

RC-1

Remarks

Pub Rmks:

Presenting an unparalleled opportunity to own a prime corner lot in the prestigious Briar Hill / Hounsfield Heights neighbourhood. This undeveloped parcel of land sets the stage for building your dream home or investment property in one of Calgary's most coveted communities. Located amidst elegant estate homes, this

premium lot offers a desirable location with easy access to transit, shopping malls, and scenic bike paths, promising a lifestyle of convenience and sophistication. With rezoning changes proposed by the City, the possibilities are limitless, allowing you to unleash your creativity and bring your vision to life. Boasting generous dimensions, this corner lot features a south-facing frontage of 42 ft and a west-facing frontage of 120 ft, with convenient back-alley access from the north side. Whether you're looking to build your dream home or explore investment opportunities, this unique property provides the flexibility to accommodate your specific needs and preferences. Don't let this rare chance slip away - seize the opportunity to secure a prime piece of real estate in a thriving market. This exceptional lot won't last long. Contact us today to schedule a viewing and discover the endless possibilities that await you in this coveted neighbourhood.

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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







