



THE
A-TEAM

**RE/MAX
FIRST**

1323 16 Street, Calgary T2N2C7

MLS®#: **A2139098**

Area: **Hounsfield
Heights/Briar Hill**

Listing **07/02/24**

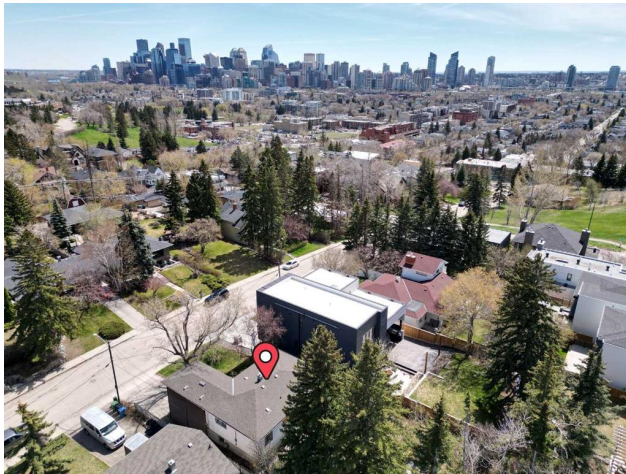
List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Finished Floor Area

Abv Sqft: **1,123**

Low Sqft:

Ttl Sqft: **1,123**

Lot Information

Lot Sz Ar: **6,888 sqft**

Lot Shape:

DOM

95

Layout

Beds: **4 (3 1)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Irregular Lot

Front Drive,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`0" x 7`7"
Dining Room	Main	5`3" x 12`1"
Living Room	Main	12`9" x 12`1"
2pc Bathroom	Basement	9`0" x 10`3"
Laundry	Basement	8`4" x 10`3"

Room	Level	Dimensions
Bedroom	Main	8`9" x 12`1"
Kitchen	Main	12`7" x 11`0"
Bedroom - Primary	Main	12`5" x 19`10"
Bedroom	Basement	11`9" x 11`0"
Game Room	Basement	33`8" x 11`0"

Other	Basement	9`10" x 12`8"	Bedroom	Main	9`0" x 11`2"
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Legal/Tax/Financial

Title: Fee Simple	Zoning: R-CG
Legal Desc: 5625AC	

Remarks

Pub Rmks: **Welcome to your dream development opportunity in prestigious Briar Hill! This expansive property, boasting a generous 50' frontage and depth ranging 130-143', presents an unparalleled canvas for your vision. Situated amidst numerous new home developments, this 6,888 sq ft R-C1 lot offers endless possibilities. Embrace the breathtaking vistas to the south, where the lush treed river valley rolls into the twinkling lights of downtown, providing a picturesque backdrop for your future masterpiece. The ideal configuration of the lot allows for a front-drive attached garage, seamlessly integrating convenience and functionality into your future designs. Currently gracing this prime real estate is a charming 4-bedroom home spanning 1,123 square feet. Boasting stable long-term tenants, this property ensures low-maintenance ownership while you plan your development. Don't miss this rare opportunity to create your own oasis in one of Briar Hill's most sought-after locales. Whether you envision a luxurious estate or a contemporary architectural marvel, this property sets the stage for limitless possibilities. Explore the potential and make your mark in this prestigious community - call today!**

Inclusions: Property Listed By:	N/A Real Broker
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

