



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1736 13 Avenue, Calgary T2N 1L1**

MLS®#: **A2147158**

Area: **Hounsfield Heights/Briar Hill**

Listing Date: **07/08/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 07-Sep**

Association: **Fort McMurray**



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

**70**  
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: **Exceptional Investment Opportunity: Prime Corner Lot in Briar Hill / Hounsfield Heights Investors, don't miss this unparalleled opportunity to acquire a prime corner lot in the prestigious Briar Hill / Hounsfield Heights neighborhood. This undeveloped parcel offers immense potential for building lucrative investment properties or**

**an upscale home in one of Calgary's most coveted communities. Surrounded by elegant estate homes, this premium lot boasts a desirable location with easy access to transit, shopping malls, and scenic bike paths, promising a lifestyle of convenience and sophistication. With the recent implementation of Calgary's new zoning bylaws, RC-G zoning permits the development of single-family homes, duplexes, triplexes, and rowhouses. This zoning classification unlocks extensive possibilities, allowing you to maximize the potential of your investment. The lot's generous dimensions, including a 42 ft south-facing frontage and a 120 ft west-facing frontage with convenient back-alley access from the north side, offer exceptional flexibility to accommodate various development plans. Seize this rare chance to secure a prime piece of real estate in a thriving market. Whether you're aiming to build an investment property or a dream home, this unique lot provides the versatility to meet your specific needs and preferences. Act quickly - this exceptional lot won't last long. Contact us today to schedule a viewing and explore the endless possibilities that await you in this highly sought-after neighborhood.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Complete Realty**

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