



THE
A-TEAM

**RE/MAX
FIRST**

1231 17 Street, Calgary T2N2E6

MLS® #: **A2160369**

Area: **Hounsfield
Heights/Briar Hill**

Listing **09/01/24**

List Price: **\$1,290,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$60k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Finished Floor Area

Abv Sqft: **1,253**

Low Sqft:

Ttl Sqft: **1,253**

DOM

93

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **10,204 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Fruit Trees/Shrub(s),Irregular Lot,Many Trees,Private,Secluded,Views

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`2" x 7`11"	Dining Room	Main	11`2" x 11`7"
Living Room	Main	20`8" x 13`7"	Bedroom - Primary	Main	9`9" x 13`3"
Bedroom	Main	13`4" x 12`1"	4pc Bathroom	Main	9`5" x 7`1"
Laundry	Basement	11`8" x 15`0"	Bedroom	Basement	15`4" x 8`11"
Bedroom	Basement	12`5" x 11`5"	3pc Bathroom	Basement	12`2" x 6`6"

Family Room
Entrance
Game Room
Balcony

Basement
Main
Basement
Main

13`10" x 13`7"
5`1" x 4`6"
13`9" x 13`1"
39`6" x 12`2"

Walk-In Closet
Mud Room
Furnace/Utility Room

Main
Main
Basement

3`7" x 5`1"
3`6" x 5`11"
9`10" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5625AC

Remarks

Pub Rmks:

This prime building lot, situated on .22 acres in one of Calgary's most sought after communities of Hounsfield Heights/Briar Hill, fronts onto an Environmental Reserve and has breathtaking Mountain, Bow River Valley and Downtown views. Surrounded by multi-million dollar homes, the location of this large, south-facing, unobstructed view lot is ideal for building your dream home. 151 foot front yard where there is No traffic, so peaceful, you can see the wild life in the Environmental Reserve across from your house. Won't find another lot like this, and the location doesn't get any better. Walking distance to all amenities, including LRT, SAIT, North Hill Centre, Kensington, and just a 15 minute walk or quick commute to Downtown or the University of Calgary. Current home has 2 bedrooms up and 2 more in the basement, 2 full bathrooms, large kitchen and living room. The living room and master bedroom have amazing views. Loads of potential whether you want to build your dream home or renovate.

Inclusions:
Property Listed By:

shed
First Place Realty

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









