

1231 17 Street, Calgary T2N2E6

MLS®#: **A2160369** Area: **Hounsfield** Listing **09/01/24** List Price: **\$1,290,000**

Heights/Briar Hill

Status: Active County: Calgary Change: -\$60k, 15-Nov Association: Fort McMurray

Date:

Lot Sz Ar:

Lot Shape:

Access:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary Finished Floor Area

Year Built: **1951** Abv Sqft: Lot Information Low Sqft:

10,204 sqft Ttl Sqft: **1,253**

Ttl Park: **4** Garage Sz:

1,253

DOM

153

Layout

Beds:

Baths:

Style:

<u>Parking</u>

4 (2 2)

2.0 (2 0)

Bungalow

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 Construction:

Heating: Forced Air, Natural Gas Wood Frame, Wood Siding

Sewer: Flooring:

Ext Feat: Balcony 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: No Animal Home, No Smoking Home, Separate Entrance

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
 Basement
 13 `10" x 13 `7"

 Entrance
 Main
 5 `1" x 4 `6"

 Game Room
 Basement
 13 `9" x 13 `1"

 Balcony
 Main
 39 `6" x 12 `2"

Walk-In Closet Mud Room Furnace/Utility Room

 Main
 3`7" x 5`1"

 Main
 3`6" x 5`11"

 Basement
 9`10" x 5`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: 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 and dining room. The living room and master bedroom have amazing views. Loads of potential whether you want to build your dream home or renovate, mainly land value. 2025 city assessment is \$1,440,000

Inclusions: shed

Property Listed By: First Place Realty

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







































