



THE A-TEAM

RE/MAX FIRST

1504 11 Avenue, Calgary T2N 1G7

MLS#: A2161563 Area: Hounsfield Heights/Briar Hill Listing: 08/30/24 List Price: \$899,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1953
Finished Floor Area: 1,278
Lot Sz Ar: 8,245 sqft
Ttl Sqft: 1,278

DOM

19
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: 2 Storey Split

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Corner Lot, Irregular Lot, Sloped, Treed, Views
Park Feat: Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Brick, Wood Frame
Flooring: Carpet, Linoleum, Slate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Game Room, Bedrooms, and Bathrooms with their respective levels and dimensions.

Legal/Tax/Financial



Title:  
**Fee Simple**  
Legal Desc:

**5625AC**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Extraordinary opportunity awaits with this unicorn property in Briar Hill. This South facing property sits on an expansive 109'x75' corner lot overlooking incredible downtown city views. Whether you want to restore this cozy home or potentially start a build, the opportunity is there to create your dream home. Offering 4 bedrooms, 2 bathrooms, and a developed lower level, this rustic mid-century home will easily accommodate a growing family. Surrounded by prestigious, multimillion dollar homes this location has so much to offer and is close to schools, shopping, SAIT, public transportation, the Jubilee Auditorium, and quick access to downtown. Don't miss this exceptional opportunity to create your dream home in this most sought after community.**

Inclusions: **n/a**  
Property Listed By: **RE/MAX House of Real Estate**

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

















