



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1323 16 Street, Calgary T2N2C7**

MLS®#: **A2176260**

Area: **Hounsfield  
Heights/Briar Hill**

Listing **10/30/24**  
Date:

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

Status: **Active**

County: **Calgary**

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

**21**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Access:

Lot Feat: **Irregular Lot**  
Park Feat: **Front Drive,Garage Faces Front,Single Garage Attached**

Parking

Ttl Park: **3**  
Garage Sz: **1**

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`0" x 7`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`3" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 12`1"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 10`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`4" x 10`3"</b>

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

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

Title: <b>Fee Simple</b>	Zoning: <b>R-CG</b>
Legal Desc: <b>5625AC</b>	

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**

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



