



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1819 11 Avenue, Calgary T2N 1H4**

MLS®#: **A2183552**

Area: **Hounsfield Heights/Briar Hill**

Listing Date: **12/14/24**

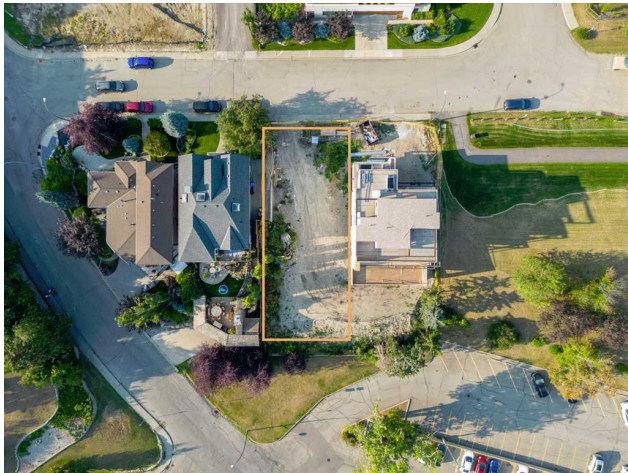
List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **6,318 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **0**  
Low Sqft:  
Ttl Sqft:

DOM  
**39**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **2310369**  
Zoning: **R-CG**

Remarks

Pub Rmks: **50ft wide Spectacular City View Lot - Build Your Dream Home Today! Seize the opportunity to own an exceptional 50x126 feet empty lot in the highly sought-after community of Briar Hill/Hounsfield Heights. Situated on an upscale, serene street, this lot offers the perfect canvas for a single-family masterpiece with**

brehtaking city views from all four floors, culminating in an unparalleled panorama from the rooftop patio and loft area, offering one of the most extraordinary city vistas in Calgary. The sloped lot design allows for a walkout, ensuring seamless integration of indoor and outdoor living. Boasting house plans for a new 4000 sq ft custom build, this property is poised for your vision to come to life. The seller is available to bring your dream home to fruition if desired. With a prime location just minutes away from downtown, University of Calgary, Foothills Hospital, and an array of amenities, this is a rare opportunity to create a residence that embraces luxury, convenience, and an awe-inspiring cityscape. Contact us today to secure your stake in this remarkable property and embark on the journey of crafting your ultimate living space! The cityscape can be viewed from the neighboring property that is under construction upon request. The lot is already serviced for sewer, water, and power.

Inclusions:

None

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



