

1616 11 Avenue NW
Calgary, Alberta

MLS # A2353011

\$1,015,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, See Remarks	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Prime Location in the Prestigious Estate Community of Hounsfield Heights/Briar Hill! An exceptional opportunity to build your dream home on this elevated corner lot, ideally situated on a quiet cul-de-sac and surrounded by multi-million-dollar homes. Located in a premium inner-city neighbourhood, this impressive approximately 82. x 90 ft lot offers approximately 7,427 sq. ft. of building space, will have beautiful valley and city skyline views. Whether you are a developer looking for your next project or a buyer ready to create a custom luxury home, this property offers outstanding potential and long-term investment appeal. The existing bungalow features approximately 1,163 sq. ft. above grade plus a 774 sq. ft. basement, with framing in place for three bedrooms up and one down. The home has been gutted to the framing, providing a blank canvas for renovation, or the property could be redeveloped to create a brand-new residence tailored to your vision. A single attached garage adds further value. The furnace is approximately 15–20 years old. Please note that the property currently has no electricity and the windows are covered, so a flashlight may be helpful when viewing. A rare opportunity to secure a premium estate lot in a highly desirable inner-city location!