



# 1601 11 Avenue Calgary Alberta

\$1,249,000

Incredible, sweeping, City Views from this large corner lot in Hounsfield Heights. This double lot has a 80 ft frontage x 100 ft deep and it's a natural walkout. Surrounded by million + dollar homes, let your imagination design your forever home. Be mesmerized as you sit on your south facing balcony/rooftop patio or backyard with views that span all of downtown Calgary. Bonus is, you can live in this character bungalow or rent it out while you create your plans. Although the house has been updated throughout including kitchen, appliances and 2 full bathrooms it also has 5 bedrooms (2+3), a dining room and a living room, the majority of the value is in the lot. Only minutes to downtown, close to schools, amenities , public transportation and exiting Calgary on a quick getaway to the mountains. This is a one of a kind lot opportunity so don't miss out! Building plans available upon request. (id:6769)

3pc Bathroom Measurements not available

Bedroom 12.08 Ft x 9.42 Ft

Bedroom 12.33 Ft x 9.42 Ft

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3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 10.67 Ft

Bedroom 12.33 Ft x 9.42 Ft

Kitchen 16.67 Ft x 12.17 Ft

Living room 15.67 Ft x 12.92 Ft

Dining room 10.33 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



See

Mirror

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