



## 1736 13 Avenue Calgary Alberta

\$649,900

Exceptional Investment Opportunity: Prime Corner Lot in Briar Hill / Hounsfield Heights Investors, don't miss this unparalleled opportunity to acquire a prime corner lot in the prestigious Briar Hill / Hounsfield Heights neighborhood. This undeveloped parcel offers immense potential for building lucrative investment properties or an upscale home in one of Calgary's most coveted communities. Surrounded by elegant estate homes, this premium lot boasts a desirable location with easy access to transit, shopping malls, and scenic bike paths, promising a lifestyle of convenience and sophistication. With the recent implementation of Calgary's new zoning bylaws, RC-G zoning permits the development of single-family homes, duplexes, triplexes, and rowhouses. This zoning classification unlocks extensive possibilities, allowing you to maximize the potential of your investment. The lot's generous dimensions, including a 42 ft south-facing frontage and a 120 ft west-facing frontage with convenient back-alley access from the north side, offer exceptional flexibility to accommodate various development plans. Seize this rare chance to secure a prime piece of real estate in a thriving market. Whether you're aiming to build an investment property or a dream home, this unique lot provides the versatility to meet your specific needs and preferences. Act quickly - this exceptional lot won't last long. Contact us today to schedule a viewing and explore the endless possibilities that await you in this highly sought-after neighborhood. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty



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**Mirror**

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