



## 1221 17A Street Calgary Alberta

\$1,999,900

Experience the rare chance to own a property featuring 108 feet of frontage, 184 feet deep on one side and 142 on the other. This property is available for sale for the first time in over half a century. Revel in breathtaking downtown views from the heart of Hounsfield Heights. Seize the lifetime opportunity - construct your dream home or explore the potential to build multiple residences by applying to the city. Perched proudly on a hill, this lot features a beautiful 4-bedroom home with a front veranda. The formal main floor includes a classic den, while the living and dining rooms showcase beautiful hardwood floors. The kitchen, complemented by an eating nook, adds to the charm. Upstairs, discover four bedrooms, with built-in desks in the kids' rooms and an intriguing touch of vaulted ceilings in the primary bedroom. The full basement houses a laundry area and ample storage space. Take advantage of this exclusive opportunity to own a piece of history in a prime location. (id:6769)

Primary Bedroom 17.75 Ft x 13.92 Ft

Bedroom 14.58 Ft x 12.58 Ft

Bedroom 13.67 Ft x 10.33 Ft

Bedroom 13.58 Ft x 10.33 Ft

4pc Bathroom 14.33 Ft x 7.83 Ft

Other 18.25 Ft x 12.92 Ft

Workshop 21.25 Ft x 17.33 Ft

Storage 9.92 Ft x 9.42 Ft

Laundry room 20.25 Ft x 9.83 Ft

Foyer 10.50 Ft x 5.17 Ft

Den 12.25 Ft x 10.17 Ft

Kitchen 12.83 Ft x 10.83 Ft

Breakfast 12.58 Ft x 9.67 Ft

Living room 18.33 Ft x 12.92 Ft

Dining room 13.17 Ft x 12.92 Ft

Sunroom 32.67 Ft x 8.00 Ft

Other 7.58 Ft x 4.33 Ft

2pc Bathroom 4.58 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.cardinalbyramage.com/>

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