



1229 18 Street Calgary Alberta

\$999,995

Opportunity knocks with this amazing property coming on market for the first time EVER. You will be hard pressed to find a better location in Calgary to build your dream home than Hounsfield Heights / Briar Hill! This sloped 50x120 lot offers partial downtown views as is, and could be redeveloped into an even more spectacular view with a second storey addition (subject to approval). With every level of school from kindergarten to university being at most 5 minutes away its no mystery why owners here are reluctant to move - everything you could possibly need is only ever a few minutes away! Just imagine your next home being walking distance to all the convenient amenities at North Hill Mall, an LRT station, and some of the most exceptional downtown views the city has to offer along Hounsfield Heights Park. A short 5 minute drive will bring you into the heart of Kensington and the downtown core is just a few minutes further making this an exceptional option for professionals working downtown, families of all ages, or just someone looking to secure an incredible investment opportunity. Few areas offer the same level of convenience and accessibility while maintaining the quiet peaceful environment that Hounsfield Heights / Briar Hill is so well known for. Don't let this golden opportunity pass you by! (id:6769)

- Kitchen 12.75 Ft x 8.17 Ft
- Living room 16.00 Ft x 12.83 Ft
- Den 12.92 Ft x 9.83 Ft
- Bedroom 13.08 Ft x 8.92 Ft
- Bedroom 12.83 Ft x 11.58 Ft
- 3pc Bathroom Measurements not available
- Kitchen 12.58 Ft x 10.33 Ft

- Dining room 12.58 Ft x 8.83 Ft
- Living room 16.25 Ft x 14.25 Ft
- Sunroom 12.75 Ft x 10.75 Ft
- Bedroom 12.17 Ft x 10.17 Ft
- Bedroom 12.25 Ft x 10.17 Ft
- 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.repcalgaryhomes.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net