



# 1416 Joliet Avenue Calgary Alberta

\$1,795,000

ATTENTION BUILDERS, RENOVATORS, & INVESTORS- LARGE 80'X150 DOUBLE LOT IN A PREMIER LOCATION. Here is your chance to capture two lots under \$1 million each, an opportunity that is unlikely to be seen again in Upper Mount Royal, one of Calgary's most sought-after locations. Located in the heart of a quiet, mature treed, treasure of an inner-city street - there are multiple possibilities with this property. Use the full double lot to build a magnificent home of your dreams. Complete the subdivision process to the two lots already on title, to build two beautiful homes among the several other picture-perfect single lot houses on the street. Or renovate the existing 1940's large 4600+ square foot character house to your tastes as both a cherished home and strategic long-term investment in a prime location. Featuring original aspects of its history such as wainscotting, original baseboards and trim, the house on this property has the potential to be beautifully restored. With asbestos abatement already completed, the current floorplan features an open and bright family area that overlooks the huge private backyard with vaulted ceiling and skylights offering tons of natural light throughout the day. The double doors off the family room lead to a two-tiered sunny deck perfect for entertaining family & friends and watching little ones play. The second level of this charming home offers a total of four bedrooms (could easily add a fifth on main level) making it absolutely perfect for a growing family. The main floor includes two large offices that are perfect for working from home, a large private dining area with the original built-in corner cabinets, an inviting south facing formal living room complimented with a marble fireplace. The downstairs features a second family room perfect for a kids play area, gym or flex room and tons of storage. This property offers many ...

Primary Bedroom 17.42 Ft x 11.17 Ft

Bedroom 15.17 Ft x 9.17 Ft

Bedroom 15.83 Ft x 11.08 Ft

Bedroom 12.83 Ft x 11.08 Ft

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Furnace 18.58 Ft x 12.67 Ft

Furnace 6.50 Ft x 5.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 12.33 Ft x 10.58 Ft

Kitchen 13.50 Ft x 10.92 Ft

Dining room 13.67 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
REAL ESTATE PROFESSIONALS  
INC.

<http://bloomgroup.ca/>

**RE/MAX**<sup>®</sup>

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

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

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

Recreational, Games room 26.17 Ft x 12.67 Ft

Other 7.33 Ft x 6.33 Ft

Laundry room 12.67 Ft x 12.17 Ft

Living room 20.42 Ft x 14.67 Ft

Storage 13.08 Ft x 8.58 Ft

Family room 18.92 Ft x 14.92 Ft

Cold room 8.25 Ft x 4.92 Ft