



1323 16 Street Calgary Alberta

\$875,000

Welcome to your dream development opportunity in prestigious Briar Hill! This expansive property, boasting a generous 50' frontage and depth ranging 130-143', presents an unparalleled canvas for your vision. Situated amidst numerous new home developments, this 6,888 sq ft R-C1 lot offers endless possibilities. Embrace the breathtaking vistas to the south, where the lush treed river valley rolls into the twinkling lights of downtown, providing a picturesque backdrop for your future masterpiece. The ideal configuration of the lot allows for a front-drive attached garage, seamlessly integrating convenience and functionality into your future designs. Currently gracing this prime real estate is a charming 4-bedroom home spanning 1,123 square feet. Boasting stable long-term tenants, this property ensures low-maintenance ownership while you plan your development. Don't miss this rare opportunity to create your own oasis in one of Briar Hill's most sought-after locales. Whether you envision a luxurious estate or a contemporary architectural marvel, this property sets the stage for limitless possibilities. Explore the potential and make your mark in this prestigious community - call today! (id:6769)

2pc Bathroom 9.00 Ft x 10.24 Ft
 Bedroom 11.75 Ft x 11.00 Ft
 Laundry room 8.33 Ft x 10.24 Ft
 Recreational, Games room 33.66 Ft x 11.00 Ft
 Other 9.84 Ft x 12.66 Ft
 4pc Bathroom 6.00 Ft x 7.58 Ft

Bedroom 8.76 Ft x 12.07 Ft
 Dining room 5.25 Ft x 12.07 Ft
 Kitchen 12.57 Ft x 11.00 Ft
 Living room 12.76 Ft x 12.07 Ft
 Primary Bedroom 12.43 Ft x 19.82 Ft
 Bedroom 9.00 Ft x 11.19 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.sanostante.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca