



# 1231 17 Street Calgary Alberta

\$1,395,000

Build your custom dream home on one of Calgary's premier VIEW LOTS. Located in prestigious Briar Hill and surrounded by multi-million dollar luxury homes, this exceptional South exposed property front onto an Environmental Reserve and captivates with Valley and City views from every angle. This extremely rare quarter acre offers a 151' front and is an amazing spot to let your imagination run wild to build an executive dream bungalow with an attached garage! Primely situated on a quiet road and just minutes to downtown, SAIT, North Hill mall, the LRT, and all amenities allows you to take advantage of this ideal lot in a family friendly community. (id:6769)

Recreational, Games room 28.00 Ft x 13.58 Ft  
Laundry room 15.00 Ft x 11.58 Ft  
Bedroom 12.42 Ft x 11.33 Ft  
Bedroom 15.17 Ft x 8.92 Ft  
3pc Bathroom Measurements not available  
Kitchen 15.17 Ft x 13.58 Ft

Dining room 11.83 Ft x 11.17 Ft  
Living room 20.67 Ft x 13.58 Ft  
Primary Bedroom 13.25 Ft x 12.08 Ft  
Bedroom 13.25 Ft x 9.75 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca