



# 1231 17 Street Calgary Alberta

\$1,350,000

This prime building lot, situated on .22 acres in one of Calgary's most sought after communities of Hounsfield Heights/Briar Hill, fronts onto an Environmental Reserve and has breathtaking Mountain, Bow River Valley and Downtown views. Surrounded by multi-million dollar homes, the location of this large, south-facing, unobstructed view lot is ideal for building your dream home. 151 foot front yard where there is No traffic, so peaceful, you can see the wild life in the Environmental Reserve across from your house. Won't find another lot like this, and the location doesn't get any better. Walking distance to all amenities, including LRT, SAIT, North Hill Centre, Kensington, and just a 15 minute walk or quick commute to Downtown or the University of Calgary. Current home has 2 bedrooms up and 2 more in the basement, 2 full bathrooms, large kitchen and living room. The living room and master bedroom have amazing views. Loads of potential whether you want to build your dream home or renovate. (id:6769)

Laundry room 11.67 Ft x 15.00 Ft  
Bedroom 15.33 Ft x 8.92 Ft  
Bedroom 12.42 Ft x 11.42 Ft  
3pc Bathroom 12.17 Ft x 6.50 Ft  
Family room 13.83 Ft x 13.58 Ft  
Recreational, Games room 13.75 Ft x 13.08 Ft  
Furnace 9.83 Ft x 5.75 Ft  
Kitchen 15.17 Ft x 7.92 Ft  
Dining room 11.17 Ft x 11.58 Ft

Living room 20.67 Ft x 13.58 Ft  
Primary Bedroom 9.75 Ft x 13.25 Ft  
Bedroom 13.33 Ft x 12.08 Ft  
4pc Bathroom 9.42 Ft x 7.08 Ft  
Other 3.58 Ft x 5.08 Ft  
Other 5.08 Ft x 4.50 Ft  
Other 3.50 Ft x 5.92 Ft  
Other 39.50 Ft x 12.17 Ft

Listing Presented By:



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First Place Realty

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**RE/MAX Realty Professionals**

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