



# 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 2.74 M x 3.12 M

Bedroom 3.58 M x 3.35 M

Laundry room 2.54 M x 3.12 M

Recreational, Games room 10.26 M x 3.35 M

Other 3.00 M x 3.86 M

4pc Bathroom 1.83 M x 2.31 M

Bedroom 2.67 M x 3.68 M

Dining room 1.60 M x 3.68 M

Kitchen 3.83 M x 3.35 M

Living room 3.89 M x 3.68 M

Primary Bedroom 3.79 M x 6.04 M

Bedroom 2.74 M x 3.41 M

Listing Presented By:



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**RE/MAX Realty Professionals**

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