



# 1331 Hamilton Street Calgary Alberta

\$825,000

Investor/Developer Alert! Location, Location, Location! Welcome to exclusive St. Andrew's Heights! This property is on a quiet street, minutes from the University of Calgary, Foothills & Children's Hospitals, McMahon Stadium, and downtown. The home features gleaming hardwood, a beautiful kitchen with a gas range and granite countertops, a dining area, and a large living room with a huge front window. It includes a master retreat, two children's bedrooms, and a shared 4pc bath. Downstairs has a den/study, a massive rec room, a 3pc bath with a large walk-in shower, a storage area, and laundry. The fully landscaped, terraced yard is perfect for summer BBQs. A short walk offers stunning downtown skyline views. Purchase to develop or live in and watch your investment grow! Call today! (id:6769)

Bedroom 7.50 Ft x 8.25 Ft  
3pc Bathroom 7.33 Ft x 11.33 Ft  
Laundry room 15.00 Ft x 10.33 Ft  
Family room 14.67 Ft x 22.42 Ft  
Den 11.17 Ft x 9.58 Ft  
Dining room 14.33 Ft x 7.00 Ft  
Kitchen 10.92 Ft x 13.25 Ft

Living room 14.33 Ft x 13.00 Ft  
Primary Bedroom 12.25 Ft x 9.50 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
Bedroom 11.08 Ft x 9.67 Ft  
Other 4.00 Ft x 17.92 Ft  
Bedroom 8.58 Ft x 10.83 Ft  
Other 17.92 Ft x 14.83 Ft

Listing Presented By:



Originally Listed by:  
Power Properties

**RE/MAX Realty Professionals**

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