



1347 Hamilton Street Calgary Alberta

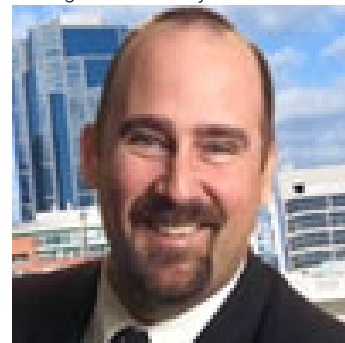
\$975,000

Welcome to the coveted community of St. Andrews Heights. This exceptional property presents a rare opportunity to own a large 54' x 140' corner lot, offering outstanding potential for building your dream home or pursuing a redevelopment project in one of Calgary's most desirable inner-city neighbourhoods. Perfectly positioned directly across from the St. Andrews Heights Community Association and within walking distance to the Foothills Medical Centre, University of Calgary, Alberta Children's Hospital, and downtown Calgary only a short drive away. Whether for professionals, families, or investors, this address combines everyday practicality with long-term value. St. Andrews Heights is known for its mature trees, quiet streets, and close-knit atmosphere where residents take pride in the community's strong sense of connection. The Community Association offers a wide array of amenities and activities, including an ice rink, playground, basketball court, children's playtime programs, card nights, and seasonal events—ensuring there is always something for all ages to enjoy. Lovingly maintained by the same owner for over 30 years, this property is ready for its next chapter. The generous lot features a west-facing yard and a gentle slope, providing excellent opportunities for a unique architectural design that captures natural light and views. Whether you're envisioning a custom family home or exploring redevelopment possibilities, this remarkable lot delivers both location and potential. Don't miss your chance to secure a premier lot in one of Calgary's most sought-after communities. Call today for your private showing. (id:6769)

Recreational, Games room 15.75 Ft x 30.58 Ft
Bedroom 12.83 Ft x 18.08 Ft
Bedroom 11.00 Ft x 9.25 Ft
3pc Bathroom 5.83 Ft x 8.83 Ft
Furnace 13.00 Ft x 14.58 Ft
Storage 3.42 Ft x 3.50 Ft
Living room 13.08 Ft x 17.42 Ft

Dining room 11.75 Ft x 9.67 Ft
Kitchen 11.75 Ft x 13.58 Ft
Primary Bedroom 14.50 Ft x 10.17 Ft
Bedroom 14.42 Ft x 10.17 Ft
Bedroom 14.50 Ft x 9.08 Ft
4pc Bathroom 11.75 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.cindybauer.ca/>

RE/MAX Realty Professionals

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

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