



# 1523 23 Street Calgary Alberta

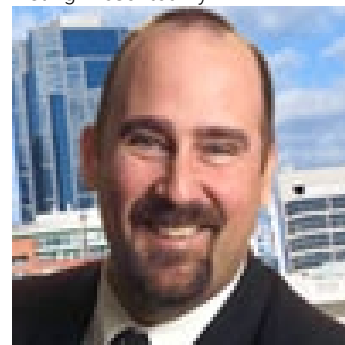
\$874,900

Nestled in beautiful Briar Hill, this spectacular property is the ideal lot to build your dream home. With a sprawling west facing backyard, this property could support an underground garage and provide for stunning unobstructed sunset views. Zoned R-CG, this is a great development / building or renovation opportunity. Located close to schools, parks, shopping, University of Calgary, McMahon Stadium, trendy Kensington's restaurants and theatre, the Jubilee Auditorium and Sait, this is a fantastic location. A short walk or bike ride to the river pathways and Edworthy Park, it's also a short drive to highway 1 heading to the mountains or 16th Ave to the east. This property has it all, please call to view today! (id:6769)

Storage 2.67 Ft x 4.17 Ft  
Office 12.83 Ft x 10.83 Ft  
Storage 7.67 Ft x 12.17 Ft  
Other 18.42 Ft x 12.08 Ft  
Family room 15.25 Ft x 18.00 Ft  
Other 8.92 Ft x 7.33 Ft  
Dining room 10.33 Ft x 10.00 Ft

Other 10.17 Ft x 13.50 Ft  
Primary Bedroom 14.42 Ft x 20.17 Ft  
Bedroom 12.83 Ft x 14.17 Ft  
4pc Bathroom 4.83 Ft x 8.92 Ft  
Other 12.33 Ft x 4.08 Ft  
Den 10.08 Ft x 12.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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