

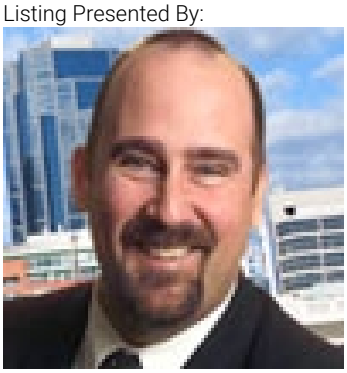
1616 11 Avenue Calgary Alberta

$870,000

Prime Location in the Prestigious Estate Community of Hounsfield Heights/Briar Hill! An exceptional opportunity to build your dream home on this elevated corner lot, ideally situated on a quiet cul-de-sac and surrounded by multi-million-dollar homes. Located in a premium inner-city neighbourhood, this impressive approximately 82. x 90 ft lot offers approximately 7,427 sq. ft. of building space, will have beautiful valley and city skyline views. Whether you are a developer looking for your next project or a buyer ready to create a custom luxury home, this property offers outstanding potential and long-term investment appeal. The existing bungalow features approximately 1,163 sq. ft. above grade plus a 774 sq. ft. basement, with framing in place for three bedrooms up and one down. The home has been gutted to the framing, providing a blank canvas for renovation, or the property could be redeveloped to create a brand-new residence tailored to your vision. A single attached garage adds further value. The furnace is approximately 15-20 years old. Please note that the property currently has no electricity and the windows are covered, so a flashlight may be helpful when viewing. A rare opportunity to secure a premium estate lot in a highly desirable inner-city location! (id:6769)

Laundry room 11.75 Ft x 12.08 Ft
Bedroom 11.75 Ft x 12.08 Ft
Recreational, Games room 14.33 Ft x 24.50 Ft
Furnace 4.58 Ft x 13.92 Ft
Kitchen 14.50 Ft x 8.17 Ft
Living room 13.25 Ft x 18.67 Ft
Dining room 9.83 Ft x 7.17 Ft
Primary Bedroom 14.92 Ft x 12.67 Ft
4pc Bathroom 9.17 Ft x 7.08 Ft
Bedroom 12.67 Ft x 9.42 Ft
Bedroom 11.92 Ft x 9.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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