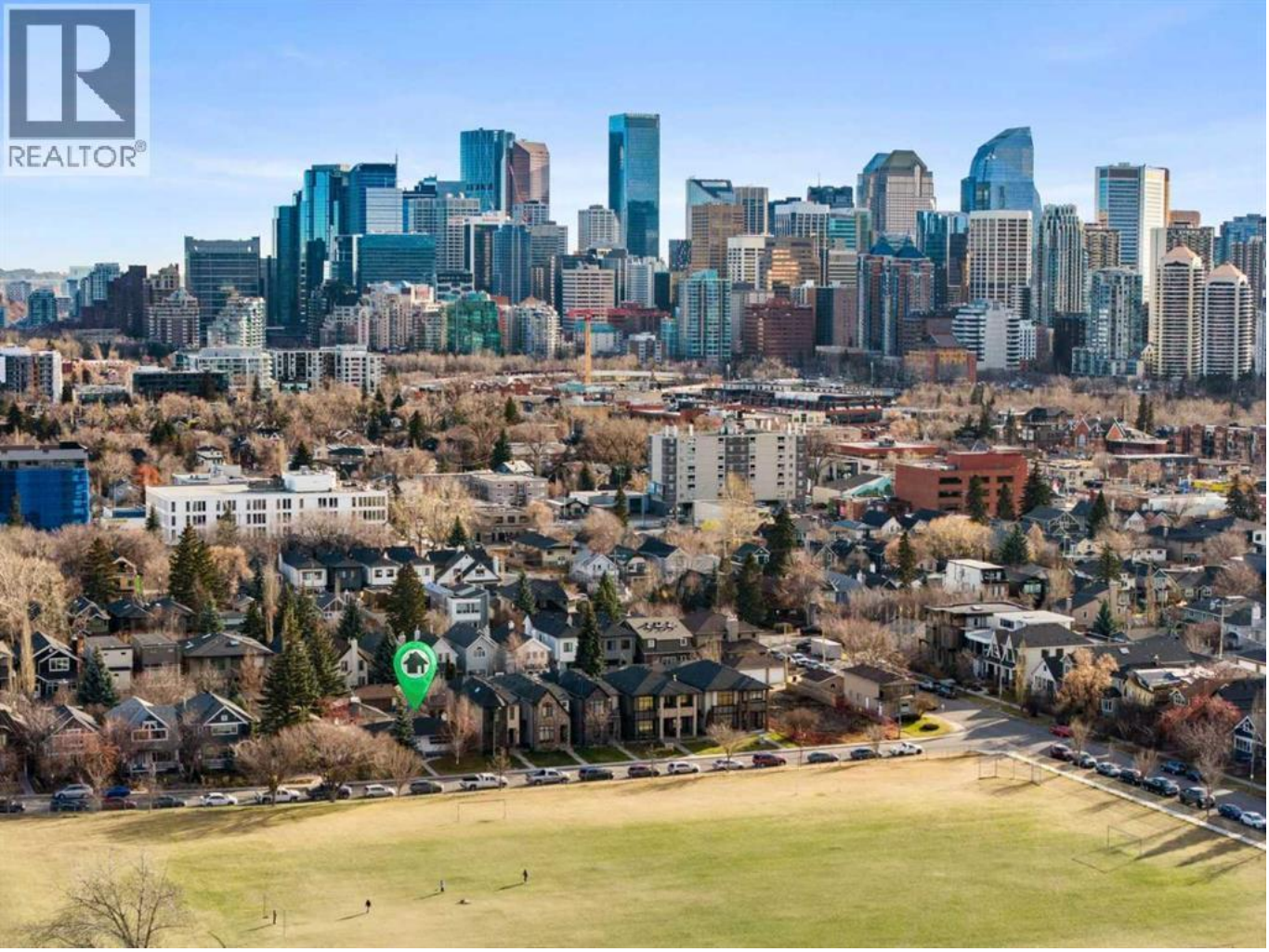


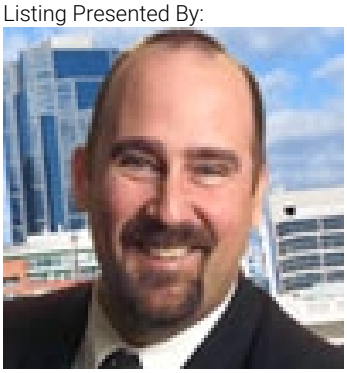
316 16A Street Calgary Alberta

$1,200,000

Discover a rare opportunity in the heart of Hillhurst, one of Calgary's most desirable and established inner city communities, where mature tree lined streets, beautiful character homes and contemporary infills create an exceptional setting for your next chapter. Situated on a generous 50' x 135' lot, this charming 1951 bungalow offers an exciting range of possibilities for homeowners, renovators, investors and builders alike.Perfectly positioned directly across from Queen Elizabeth High School, serving Grades 7 through 12, with Queen Elizabeth School offering Kindergarten through Grade 6 adjacent, this location places educational opportunities close to home. Kensington Road, its popular cafes, restaurants, boutique shops and everyday conveniences are just a short stroll away. Enjoy easy access to the Bow River pathways, Riley Park, nearby recreation and Calgary's vibrant downtown core. The surrounding streetscape tells a wonderful story of neighbourhood evolution, where original homes have been lovingly maintained and beautifully renovated, while others have been thoughtfully reimagined as custom residences and contemporary infills. With only a handful of original bungalows remaining on this block, the possibilities here are particularly intriguing. Imagine refreshing the existing home and embracing its mid century character, creating a beautiful custom residence, or exploring the potential for a semi detached redevelopment with secondary suites, subject to City of Calgary approval and applicable land use regulations. Currently designated R-C2, the parcel offers an opportunity to investigate different residential configurations while enjoying the benefits of a substantial lot, established neighbourhood and paved rear lane access. Whether your vision is to preserve, renovate or create something entirely new, this is an exceptional opportunity to establish your futu...

Bedroom 13.33 Ft x 9.08 Ft
Laundry room 18.25 Ft x 9.17 Ft
Furnace 10.50 Ft x 5.25 Ft
4pc Bathroom 5.25 Ft x 7.92 Ft
Kitchen 9.25 Ft x 10.50 Ft
Recreational, Games room 16.25 Ft x 10.50 Ft
Kitchen 13.25 Ft x 14.50 Ft
Living room 12.17 Ft x 21.17 Ft
Dining room 10.00 Ft x 10.08 Ft
Bedroom 8.75 Ft x 11.42 Ft
4pc Bathroom 4.83 Ft x 7.75 Ft
Primary Bedroom 11.17 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

https://www.kellymaxwellrealtor.com/

RE/MAX Realty Professionals

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

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

Bedroom 12.42 Ft x 10.50 Ft