

**1605 11 Avenue NW**  
**Calgary, Alberta**

**MLS # A2132735**



**\$1,250,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features		

**Inclusions:** None

Welcome to an Incredible Opportunity in Prestigious Briar Hill! This exceptional south-facing property, situated on a prime lot nearly 70 feet wide by 100 feet deep, offers endless possibilities. While the existing walk-out bungalow is beautifully designed and boasts three spacious bedrooms above grade, this property is truly a canvas for your dream build. Whether you're a builder, developer, or someone looking to create your ideal home, the expansive lot provides ample space for a renovation or a complete re-build. The surrounding neighbourhood, known for its modern elegance and stunning downtown views, is home to many single-family residences, making it an ideal setting for your vision. In the meantime, the current home offers a comfortable living environment with large south-facing windows that bathe the living and dining areas in natural light. The lush landscape, complete with mature trees, creates a serene canopy and provides privacy, making it easy to enjoy the outdoor spaces. Located just minutes from downtown Calgary, this Briar Hill gem allows for urban convenience while offering a peaceful retreat. Live in, rent out, or plan your future build—all options are at your fingertips. Don't miss the chance to transform this prestigious property into something extraordinary!