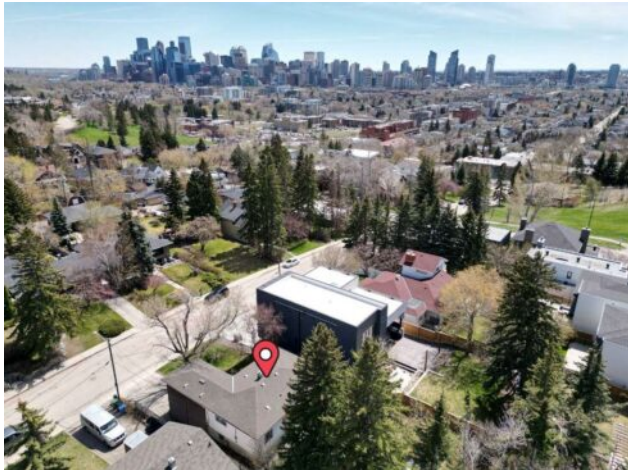


**1323 16 Street NW**  
**Calgary, Alberta**

**MLS # A2176260**



**\$875,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your dream development opportunity in prestigious Briar Hill! This expansive property, boasting a generous 50' frontage and depth ranging 130-143', presents an unparalleled canvas for your vision. Situated amidst numerous new home developments, this 6,888 sq ft R-C1 lot offers endless possibilities. Embrace the breathtaking vistas to the south, where the lush treed river valley rolls into the twinkling lights of downtown, providing a picturesque backdrop for your future masterpiece. The ideal configuration of the lot allows for a front-drive attached garage, seamlessly integrating convenience and functionality into your future designs. Currently gracing this prime real estate is a charming 4-bedroom home spanning 1,123 square feet. Boasting stable long-term tenants, this property ensures low-maintenance ownership while you plan your development. Don't miss this rare opportunity to create your own oasis in one of Briar Hill's most sought-after locales. Whether you envision a luxurious estate or a contemporary architectural marvel, this property sets the stage for limitless possibilities. Explore the potential and make your mark in this prestigious community — call today!