



**GRASSROOTS**  
REALTY GROUP

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1927 Briar Crescent NW  
Calgary, Alberta

MLS # A2224956



**\$1,124,900**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Hounsfield Heights/Briar Hill                                             |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Bungalow                                                                  |        |                   |
| Size:     | 1,335 sq.ft.                                                              | Age:   | 1952 (73 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2                 |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.21 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind |        |                   |

|             |                                          |            |      |
|-------------|------------------------------------------|------------|------|
| Heating:    | Boiler, Natural Gas                      | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer:     | -    |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -    |
| Basement:   | Finished, Full                           | LLD:       | -    |
| Exterior:   | Brick, Wood Siding                       | Zoning:    | R-CG |
| Foundation: | Poured Concrete                          | Utilities: | -    |
| Features:   | No Smoking Home, See Remarks             |            |      |

Inclusions: N/A

An exceptional investment opportunity awaits in the highly sought-after community of Briar Hill. Perched on one of Calgary's premier ridge lots, this expansive 9,289 square foot corner property offers sweeping, unobstructed views of the downtown skyline and backs onto serene green space. Nestled on prestigious Briar Crescent and surrounded by multi-million dollar homes, this lot presents the perfect canvas to build a true inner-city estate. With a sun-drenched, south-facing backyard and commanding position on the ridge, this property offers the rare combination of privacy, luxury, and incredible city views. Just minutes from downtown and with easy access to major roadways, shopping, and top-tier schools, it's an ideal location for those seeking upscale living without the congestion of denser urban neighborhoods. Whether you're an investor or a custom home builder, this is a rare opportunity to create something spectacular in one of Calgary's most coveted enclaves. Let your vision come to life in a location that truly speaks for itself.