



1731 12 Avenue NW
Calgary, Alberta

MLS # A2305682



\$1,150,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Now available in Briar Hill—an exceptional new listing offering one of the area’s most exciting renovation or redevelopment opportunities. Set on a rare 75’ wide lot along one of the community’s most prestigious streets, this walk-out bungalow captures sweeping, unobstructed downtown views and is surrounded by high-end, luxury homes. Whether you’re looking to undertake a full-scale renovation or build your dream home from the ground up, this property provides the perfect canvas. The existing home features a bright, mid-century layout with expansive windows that showcase the incredible city skyline, a spacious main-floor living room that opens onto a covered, south-facing balcony, and a functional floor plan ready for reimagination. The walk-out lower level further expands the possibilities, offering ample space to redesign, renovate, or incorporate into a custom build vision. The south-facing backyard, complete with a covered patio, enhances the home’s livability and future potential. Properties like this—offering premium lot size, unbeatable views, and redevelopment flexibility—rarely come to market in Briar Hill. Take advantage of the opportunity to renovate, rebuild, or create a truly standout residence in one of Calgary’s most sought-after inner-city communities.