



GRASSROOTS
REALTY GROUP

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1316 15 Street NW
Calgary, Alberta

MLS # A2314605



\$1,000,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1912 (114 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Additional Parking, Alley Access, Driveway, Front Drive, Garage Faces Front,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s)		

Inclusions: Property sold "as is, where is". All chattels sold "as is, where is".

Perched atop the coveted hillside of Hounsfield Heights/Briar Hill, this 2 Storey 1912 character home offers a rare combination of architectural charm, generous lot size, and an unbeatable location. Whether you're a visionary buyer looking to restore a classic or a developer ready to build something spectacular, this property delivers the canvas you've been waiting for. Set on an expansive 62.5 x 120 ft lot (7,502 sq ft), the possibilities are truly yours to define - redevelopment opportunity on this lot can offer panoramic views of downtown and the mountains. The main floor welcomes you with rich hardwood flooring that has been professionally refinished just a couple years ago, a formal dining room, and a generous living room anchored by a wood-burning fireplace — the kind of warmth and character that simply can't be replicated. A delightful sunroom adds a touch of charm, while a spacious den and a renovated 2 pc bath rounds out the main level beautifully. Upstairs, four bedrooms and a full bathroom are mid-renovation with all materials already on-site — meaning the hard work of planning and sourcing is done for you. The bathroom is shaping up to be a true showpiece, featuring a stunning clawfoot bathtub, dual sinks, upgraded lighted vanity mirrors, new lighting, and partial tiling already installed. One bedroom has been prepped with flooring demoed and new materials ready to go, while another showcases elegant feature wall panelling that adds instant character. With the renovation momentum already underway, the upper level is poised to be something truly special. Outside, the oversized yard is a dream, complete with a stoned-in firepit area and ample space to build out the house or garage. Recent updates include newer furnace & A/C. All of this, just steps from the LRT, SAIT, North Hill Shopping Centre, and the vibrant shops and

restaurants of Kensington — with Downtown Calgary just minutes away. Opportunities like this don't come often. Come see the potential for yourself!