



GRASSROOTS
REALTY GROUP

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1731 12 Avenue NW
Calgary, Alberta

MLS # A2333429



\$995,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,412 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bar, Built-in Features, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Exceptional opportunities like this are becoming increasingly rare in Briar Hill. Set on a coveted 75 foot wide lot along one of the community's most desirable streets, this walkout bungalow offers incredible downtown views and endless potential in a neighbourhood surrounded by some of Calgary's finest custom homes. Whether you're looking to renovate, expand, or build a spectacular new residence, this property provides the perfect foundation. The elevated setting captures sweeping south facing views of the city skyline, creating an exceptional backdrop for future living. The existing home is filled with warmth and character, offering a functional layout with spacious principal rooms and an abundance of natural light throughout. The living room is positioned to maximize the panoramic views and opens onto a covered balcony, an ideal place to enjoy the sunshine and ever changing cityscape. The kitchen and dining areas offer generous space for everyday living while presenting an exciting opportunity for modernization. The main floor features three comfortable bedrooms, including a primary suite with its own private ensuite, along with a full bathroom to serve the additional bedrooms. The walkout lower level expands the home's versatility with a large recreation room centered around a beautiful wood burning fireplace, a vintage wet bar, a fourth bedroom, a full bathroom, and a separate office, making it well suited for guests, a growing family, or those working from home. A spacious laundry area and workshop provide excellent storage and practical workspace. The private south facing backyard is equally inviting, offering mature landscaping, a covered patio, and plenty of room to enjoy the outdoors. With its premium lot, outstanding views, and prestigious location, this is a rare chance to secure one of Briar Hill's most desirable properties and bring your vision to life in

one of Calgary's most sought after inner city communities.