



GRASSROOTS
REALTY GROUP

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1523 23 Street NW
Calgary, Alberta

MLS # A2349428



\$874,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: window covers and light fixtures

Nestled in beautiful Briar Hill, this spectacular property is the ideal lot to build your dream home. With a sprawling west facing backyard, this property could support an underground garage and provide for stunning unobstructed sunset views. Zoned R-CG, this is a great development / building or renovation opportunity. Located close to schools, parks, shopping, University of Calgary, McMahon Stadium, trendy Kensington's restaurants and theatre, the Jubilee Auditorium and Sait, this is a fantastic location. A short walk or bike ride to the river pathways and Edworthy Park, it's also a short drive to highway 1 heading to the mountains or 16th Ave to the east. This property has it all, please call to view today!