



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1347 Hamilton Street NW
Calgary, Alberta

MLS # A2274371



\$975,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Appliances as seen, as-is

Welcome to the coveted community of St. Andrews Heights. This exceptional property presents a rare opportunity to own a large 54' x 140' corner lot, offering outstanding potential for building your dream home or pursuing a redevelopment project in one of Calgary's most desirable inner-city neighbourhoods. Perfectly positioned directly across from the St. Andrews Heights Community Association and within walking distance to the Foothills Medical Centre, University of Calgary, Alberta Children's Hospital, and downtown Calgary only a short drive away. Whether for professionals, families, or investors, this address combines everyday practicality with long-term value. St. Andrews Heights is known for its mature trees, quiet streets, and close-knit atmosphere where residents take pride in the community's strong sense of connection. The Community Association offers a wide array of amenities and activities, including an ice rink, playground, basketball court, children's playtime programs, card nights, and seasonal events—ensuring there is always something for all ages to enjoy. Lovingly maintained by the same owner for over 30 years, this property is ready for its next chapter. The generous lot features a west-facing yard and a gentle slope, providing excellent opportunities for a unique architectural design that captures natural light and views. Whether you're envisioning a custom family home or exploring redevelopment possibilities, this remarkable lot delivers both location and potential. Don't miss your chance to secure a premier lot in one of Calgary's most sought-after communities. Call today for your private showing.