

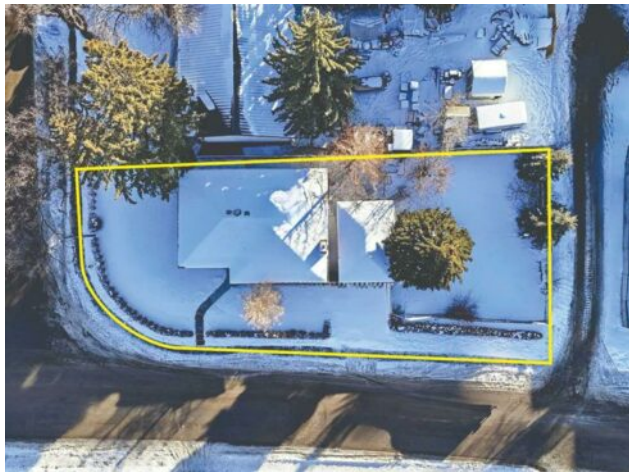


GRASSROOTS
REALTY GROUP

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1347 Hamilton Street NW
Calgary, Alberta

MLS # A2276451



\$950,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1955 (71 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, Linoleum, Parquet	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 is

Discover an exceptional opportunity in the highly sought-after community of St. Andrews Heights. Situated on a prime 54' x 140' corner lot, this property offers outstanding potential to build a custom dream home or pursue a redevelopment project in one of Calgary's most prestigious inner-city neighbourhoods. Ideally located directly across from the St. Andrews Heights Community Association, this address places you within walking distance of Foothills Medical Centre, the University of Calgary, and Alberta Children's Hospital, with downtown Calgary just minutes away. The location is perfectly suited for professionals, families, and investors alike, combining everyday convenience with long-term value. Renowned for its tree-lined streets, peaceful atmosphere, and strong sense of community, St. Andrews Heights is a neighbourhood where pride of ownership shines. Residents enjoy access to an impressive range of community amenities, including an outdoor ice rink, playground, basketball court, children's programs, card nights, and seasonal events, fostering a vibrant and welcoming environment for all ages. Lovingly cared for by the same owner for over 30 years, this property is ready for its next chapter. The west-facing yard and gentle slope create exciting possibilities for an architecturally distinctive home that maximizes natural light and scenic views. Whether you're planning a custom residence or exploring redevelopment potential, this remarkable lot delivers the perfect blend of location, lifestyle, and opportunity. Rare offerings like this don't come often—secure your place in one of Calgary's most desirable communities today. Contact us to arrange your private showing.

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