# 1616 11 Avenue NW

Calgary | Active | MLS® A2353011

**$870,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **1** | **1954** | **1,163 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Diamond Realty & Associates Ltd

# A closer look

Prime Location in the Prestigious Estate Community of Hounsfield Heights/Briar Hill! An exceptional opportunity to build your dream home on this elevated corner lot, ideally situated on a quiet cul-de-sac and surrounded by multi-million-dollar homes. Located in a premium inner-city neighbourhood, this impressive approximately 82. x 90 ft lot offers approximately 7,427 sq. ft. of building space, will have beautiful valley and city skyline views. Whether you are a developer looking for your next project or a buyer ready to create a custom luxury home, this property offers outstanding potential and long-term investment appeal. The existing bungalow features approximately 1,163 sq. ft. above grade plus a 774 sq. ft. basement, with framing in place for three bedrooms up and one down. The home has been gutted to the framing, providing a blank canvas for renovation, or the property could be redeveloped to create a brand-new residence tailored to your vision. A single attached garage adds further value. The furnace is approximately 15-20 years old. Please note that the property currently has no electricity and the windows are covered, so a flashlight may be helpful when viewing. A rare opportunity to secure a premium estate lot in a highly desirable inner-city location!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353011 |
| **Bedrooms** | 4 |
| **Bathrooms** | 1 |
| **Year Built** | 1954 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,163 sq. ft. |
| **Main Level Finished Area:** | 1,163 sq. ft. |

| | |
|---|---|
| **Below Grade Finished Area:** | 8,331.34 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 7,427 sq. ft. |
| **Lot Frontage:** | 82'5¾" |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1954 (Age: 72) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 5625AC |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Metal |
| **Ensuite:** | No |
| **Flooring:** | Other, See Remarks |
| **Cooling:** | None |
| **Fireplaces:** | 0 |

| | |
|---|---|
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northwest |
| **Community:** | Hounsfield Heights/Briar Hill |
| **Appliances:** | None |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 14'6" × 8'2" · |
| **Main Floor** | Living Room · 18'8" × 13'3" · |
| **Main Floor** | Dining Room · 9'10" × 7'2" · |
| **Main Floor** | Bedroom - Primary · 14'11" × 12'8" · |
| **Main Floor** | Bedroom · 12'8" × 9'5" · |
| **Main Floor** | Bedroom · 11'11" × 9'2" · |
| **Basement** | Game Room · 24'6" × 14'4" · |
| **Basement** | Bedroom · 12'1" × 11'9" · |
| **Basement** | Laundry · 12'1" × 11'9" · |
| **Basement** | Furnace/Utility Room · 13'11" × 4'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | See Remarks |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | None |

| | |
|---|---|
| **Lot Features:** | Corner Lot, Rectangular Lot, Views |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1616-11-avenue-nw-calgary-a2353011/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.