

\$600,000 - 1516 24 Street Nw, Calgary

MLS® #A2247951

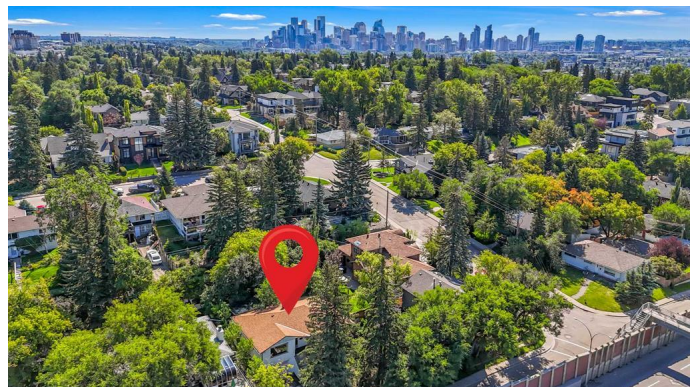
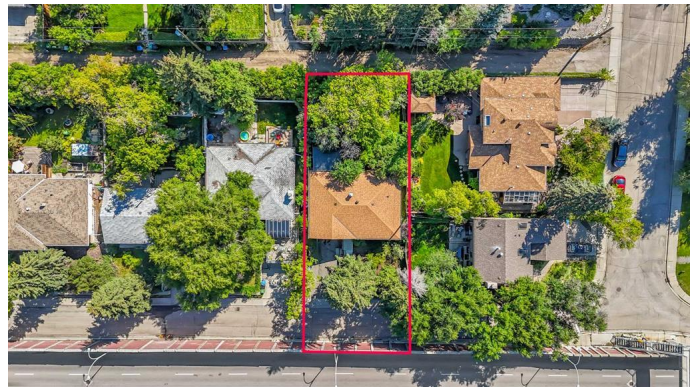
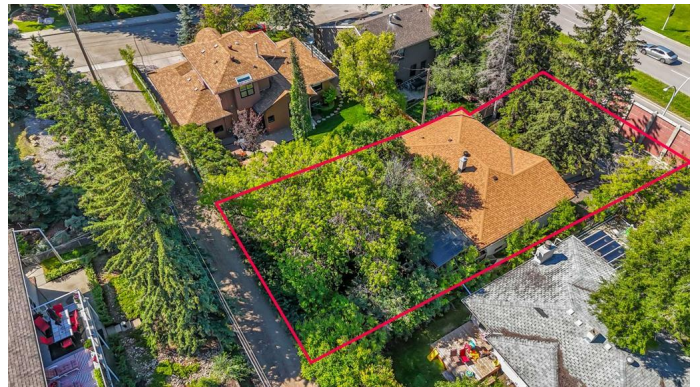
\$600,000

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Prime Redevelopment Lot in Briar Hill. Build Your Vision in an Exceptional Location. Set on a generous 532 sq. m (5726 sq. ft) parcel in the heart of Briar Hill, this property presents an outstanding opportunity for developers or custom home builders to create something special in one of Calgary's most desirable inner-city communities. Zoned R-CG, the lot supports a variety of redevelopment options including single-detached, semi-detached, or rowhouse-style construction (subject to city approval), offering the flexibility to suit a range of project goals. What truly sets this property apart is its unbeatable location. Just steps from Lions Park LRT, North Hill Centre, and SAIT, it offers unmatched connectivity for commuters, students, and professionals alike. The University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are all just minutes away, making this an ideal location for medical staff and academics seeking proximity and convenience. Outdoor enthusiasts will appreciate the nearby green spaces and recreational facilities; Riley Park, Grasshopper Hill, Foothills Athletic Park, and Confederation Park are all within easy reach, offering year-round enjoyment. Sports fans and culture lovers can walk to McMahon Stadium and the Southern Alberta Jubilee Auditorium. And with quick access to Crowchild Trail and 16 Avenue, you're only 10 minutes from downtown and moments from Calgary's extensive pathway system and direct routes to the mountains. Surrounded by



mature trees, established homes, and an ever-growing demand for modern housing, Briar Hill offers a quiet, community-oriented setting without sacrificing access to the city’s core. Whether you’re building a dream home or a multi-unit development, 1516 24 Street NW delivers the space, zoning, and location to bring your vision to life.

Built in 1955

Essential Information

MLS® #	A2247951
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,170
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1516 24 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2P9

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.