

# \$1,199,900 - 1927 Briar Crescent Nw, Calgary

MLS® #A2224956

**\$1,199,900**

3 Bedroom, 2.00 Bathroom, 1,335 sqft

Residential on 0.21 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

An exceptional investment opportunity awaits in the highly sought-after community of Briar Hill. Perched on one of Calgary's premier ridge lots, this expansive 9,289 square foot corner property offers sweeping, unobstructed views of the downtown skyline and backs onto serene green space. Nestled on prestigious Briar Crescent and surrounded by multi-million dollar homes, this lot presents the perfect canvas to build a true inner-city estate. With a sun-drenched, south-facing backyard and commanding position on the ridge, this property offers the rare combination of privacy, luxury, and incredible city views. Just minutes from downtown and with easy access to major roadways, shopping, and top-tier schools, it's an ideal location for those seeking upscale living without the congestion of denser urban neighborhoods. Whether you're an investor or a custom home builder, this is a rare opportunity to create something spectacular in one of Calgary's most coveted enclaves. Let your vision come to life in a location that truly speaks for itself.



Built in 1952

## Essential Information

MLS® #	A2224956
Price	\$1,199,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,335
Acres	0.21
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1927 Briar Crescent Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3V6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, No Neighbours Behind, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 27th, 2025

Days on Market            78

Zoning                        R-CG

### **Listing Details**

Listing Office               Century 21 Bravo Realty

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