

300 & 302 16A Street NW
Calgary, Alberta

MLS # A2282888



\$1,250,000

Division:	Hillhurst		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,698 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, See R		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover a rare and exceptional redevelopment opportunity in the heart of Hillhurst, one of Calgary's most sought after inner city communities, where strong land value, consistent infill activity, and enduring buyer demand make this an ideal site for your next project. This oversized 56' x 135' parcel presents a premium, build ready canvas for builders and developers seeking a standout location for luxury redevelopment. Perfectly positioned directly across from Queen Elizabeth School, offering K-12 education steps from the front door, the setting delivers a rare and highly marketable walk to school lifestyle that resonates strongly with future end users. Located just one block from Kensington Road NW and two blocks from 14 Street NW, the property benefits from exceptional walkability to the restaurants, cafés, boutique shopping, and everyday amenities of Kensington, one of Calgary's most vibrant and established retail districts. Minutes to Calgary's downtown core and with immediate access to the Bow River Pathway and the green space of Riley Park, the location offers an unbeatable blend of urban convenience and outdoor lifestyle that consistently drives resale value. Surrounded by a proven mix of character homes and high end contemporary infill, this site is ideally suited for a custom executive residence, luxury duplex, or signature multi unit build, with the lot dimensions providing excellent design flexibility and strong street presence. Rare to market and unquestionably positioned for redevelopment, this is a premier inner city land opportunity in one of Calgary's most desirable neighbourhoods and a smart acquisition for any developer looking to build something exceptional.