

# \$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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