

\$777,800 - 605 19 Street NW, Calgary

MLS® #A2254157

\$777,800

2 Bedroom, 1.00 Bathroom, 719 sqft

Single Family on 0.12 Acres

West Hillhurst, Calgary, Alberta

Situated in one of the most sought-after communities, this rare corner lot with back lane access has already been blanket rezoned to R-CG, allowing for the development of townhomes with legal suites. Spanning 5,360 sq. ft. lot, this property also presents a unique opportunity to potentially acquire an additional 3,143 sq. ft. of adjacent City-owned land, creating a massive 8,503 sq. ft. development site at the lowest price per square foot in the area. Located directly across from the West Hillhurst Community Center, offering swimming, tennis, fitness facilities, and more, this prime site is within minutes of transit, major retail, North Hill Shopping Mall, schools, and downtown. The existing detached 2-bedroom, 1-bathroom bungalow with a huge 24x24 oversized double garage is in great shape for rental income while planning your new development. Opportunities like this in West Hillhurst are extremely rare—secure this exceptional redevelopment site today! (id:6289)

Built in 1947

Essential Information

Listing #	A2254157
Price	\$777,800
Bedrooms	2
Bathrooms	1.00
Square Footage	719



Acres	0.12
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	605 19 Street Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N2J5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks
Parking Spaces	4
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	None
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	1

Exterior

Construction	Wood frame
Foundation	Slab

Listing Details

Listing Office	Century 21 Bravo Realty
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