

\$400,000 - 6609 19 Street Se, Calgary

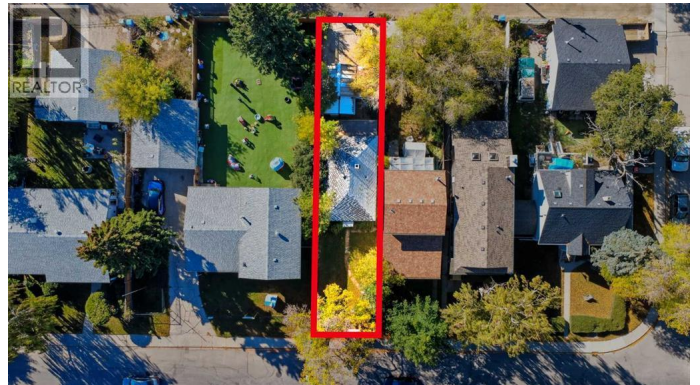
MLS® #A2259728

\$400,000

1 Bedroom, 1.00 Bathroom, 715 sqft
Single Family on 0.07 Acres

Ogden, Calgary, Alberta

WATCH THE VIDEO! Builders, developers, and savvy investors â€” THIS is the opportunity youâ€™ve been waiting for. All bets are on Lynnwoodâ€™Ogden becoming Calgaryâ€™s next trending inner-city SE community, and I believe it! This full-sized R-CG lot is located in the established, tree-lined enclave of Lynnwood, just steps from future transit, top schools, and parks. Development and Demolition Permits are APPROVEDâ€”so you can move straight to abatement, demolition, and then construction to take full advantage of the remaining 2025 build season. Approved plans are in place for a 1,732 sq ft, 3-bedroom, 2.5-bath DETACHED, 2-storey home, PLUS an 816 sq ft LEGAL 2-bedroom basement suite, 10-ft ceilings, a double detached garage, and a west-facing backyard. A similar new build in Ogden sold in late July for \$835,000 after just 6 days on the market. That home was smaller and only had a 1-bedroom legal suite (this one has 2 bedrooms), and lacked the premium Lynnwood locationâ€”making this project an exceptional opportunity to build more value, more function, and more long-term appeal. Whether youâ€™re planning to build and sell, hold and rent, or live in one unit and rent the legal basement suite, this permitted, development-ready lot positions you for successâ€”with demolition already approved and construction ready to begin once abatement is complete. If youâ€™re seeking a builder to take on the project or looking for a



partner to work with you, we are open to creative purchase solutions.Lynnwood offers unmatched connectivity and lifestyle appeal. Just minutes from Deerfoot, Glenmore, and Stoney Trail, and close to river pathways, off-leash parks, playgrounds, public and Catholic schools, churches, express bus routes, and the future Green Line C-Train with two stations opening in 2027.This historic area blends mature tree canopies with infill growth, a skating rink, community garden, and one of Calgaryâ€™s few outdoor pools. Nearby revitalization includes Ogden Road upgrades and a r edeveloped George Moss Park with tennis courts, baseball fields, and Calgaryâ€™s first pump track and skatepark.The lot sits on a quiet, family-friendly street, close to a school, across from a seniorsâ€™ residence, and next to a locally owned daycare.- Lot Size: 25 ft x 120 ft (3,000 sq ft)- Zoning: R-CG- Permits: Development & Demolition Permit Approved | Building Permit in Progress- Planned Build: 1,732 sq ft above grade + 816 sq ft legal basement suite- 3 bed / 2.5 bath (main) + 2 bed / 1 bath (suite)- Double Detached Garage- West-Facing BackyardDrive by anytimeâ€™or reach out for plans, permits, and further info. Donâ€™t miss your chance to build in one of Calgaryâ€™s most connected, up-and-coming, and already appreciating communities. (id:6289)

Built in 1914

Essential Information

Listing #	A2259728
Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Square Footage	715
Acres	0.07

Year Built	1914
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6609 19 Street Se
Subdivision	Ogden
City	Calgary
Province	Alberta
Postal Code	T2C0P1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Back lane, Level
Parking Spaces	2
Parking	Carport, Parking Pad
# of Garages	1

Interior

Appliances	None
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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