

**605 19 Street NW  
Calgary, Alberta**

**MLS # A2152968**



**\$828,800**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Slab

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** All appliances stays as-is conditions

**\*\*Developer, builder alert!\*\*** One of the most sought after West Hillhurst community, R-C2 CORNER lot with backlane in City of Calgary Blanket Rezoning to R-CG, build townhouses with legal suites. 5,360 SF with potential to acquire adjacent 3,143 SF owned by the City to make 8,503 SF(which will make it the lowest price per SF in the area). Situated across from West Hillhurst Community Center (swimming, tennis, fitness, etc.), close to transit, retail, North Hill shopping mall, schools, downtown. Detached 2 bed, 1 bath bungalow with HUGE oversized 24x24 double garage is in good shape to generate rental income until new development. Don't miss this rare opportunity to purchase the best land value in West Hillhurst.