



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

605 19 Street NW
Calgary, Alberta

MLS # A2254157

\$777,800



Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	719 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances stays, as-is conditions

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!