



GRASSROOTS
REALTY GROUP

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1403 19 Street NE
Calgary, Alberta

MLS # A2265539



\$579,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s)
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

investment opportunity in the neighbourhood of Mayland Heights! This charming bungalow offers a winning combination of R-CG zoning, a good sized lot making it a dream come true for savvy investors like yourself. The property's larger sized lot, coupled with its R-CG zoning, possibilities for future development or income-generating endeavors. The living room, with its large window, wood burning fireplace, and wood floors, is ample space for relaxing or entertaining. The dining room is spacious with another large window, and flows into the kitchen and the hallway. The kitchen is u-shaped, which maximizes the cabinet and cupboard space. The primary bedroom has an attached sun-room, plus two good sized closets and additional built-in storage. The full bathroom has newer tile and accents, and features a large shower. This zoning allows you to optimize your investment returns and capitalize on the property's potential. The basement holds incredible value, housing a fully set-up two-bedroom illegal suite.. Seller has no city permit of basement development . The neighborhood offers a vibrant lifestyle, with nearby parks, and excellent city transit options like the Max Orange (North Crosstown) to UFC and Route 19 to LRT .