



GRASSROOTS
REALTY GROUP

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3939 19 Avenue SW
Calgary, Alberta

MLS # A2271575



\$799,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: TV wall Mount

Development permit (DP) application has been submitted for a 4-plex project (Not approved yet). Well-maintained residential property on a CORNER Lot in the community of Glendale, R-CG Zoning may offer strong Redevelopment potential. The property includes back-alley access and is currently tenant-occupied. Located approximately 300m from 17 Avenue SW and 37 Street SW, and about 400m from a commercial plaza and Glendale School, providing convenient access to area amenities. Major destinations such as the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Chinook Centre, and Market Mall, Westbrook Mall are within 5-15 minutes drive, depending on traffic. Don't miss your chance to grab a corner lot in a well-connected area.