



GRASSROOTS
REALTY GROUP

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1517 19 Avenue NW
Calgary, Alberta

MLS # A2274893



\$449,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	696 sq.ft.	Age:	1915 (110 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Exceptional redevelopment opportunity in the highly sought-after inner-city community of Capitol Hill! This 25 ft x 120 ft lot offers outstanding value for builders, investors, or buyers looking to design and construct a custom infill in a prime location. Surrounded by quality new development on a quiet, tree-lined street, the property provides a flat and accessible build site with paved rear laneway access. Walking distance to SAIT, North Hill Centre, Confederation Park, schools, transit (LRT), and just minutes to the University of Calgary and downtown, this location continues to show strong demand and long-term growth. The existing home is being sold as land value, offering an excellent opportunity for immediate redevelopment or strategic land holding in one of Calgary's most desirable established neighbourhoods.