



GRASSROOTS
REALTY GROUP

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**922 19 Avenue SE
Calgary, Alberta**

MLS # A2278532



\$1,495,000

Division: Ramsay

Lot Size: 0.19 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC MX-1

Water: -

Sewer: -

Utilities: -

Located in Ramsay, one of Calgary's most character-rich and supply-constrained inner-city neighbourhoods, the site benefits from proximity to downtown, Inglewood's retail corridor, transit, future LRT and significant area reinvestment. The property is located on a feeder street into the heart of Ramsay with bus access approx. 50 feet from the front door and a future LRT station blocks away and within the city Transit Oriented Development (TOD) zone. Opportunities to acquire similar unencumbered inner-city land with legacy commercial frontage are increasingly rare. This offering will appeal to developers, builders, and long-term investors seeking a project where heritage context, land value fundamentals, and future density potential intersect — without paying a premium for existing improvements. While the building has stood as a neighbourhood icon for decades, it has reached the end of its practical economic life in its current form. It is our opinion that any continued use would require a comprehensive structural rehabilitation and full building restoration, which the Seller has not undertaken and is not pricing into the offering. Accordingly, the property is being marketed as land value only, as-is where-is, with no representation as to the viability of the existing improvements. That said, the site offers compelling visionary upside for the right buyer. Historically established as a corner store dating back to the early 1900s, the property is recognized as a significant local structure. A well-capitalized developer with experience in heritage-inspired adaptive reuse may see opportunity to thoughtfully restore or replicate the historic storefront form, while introducing additional residential density on the site — subject to approvals. The property's Direct Control (DC) zoning and prominent corner exposure create a flexible planning framework for creative redevelopment concepts, including a revitalized ground-floor commercial presence paired with new residential units above or behind, echoing the site's original mixed-use role within the community. The three individual lots also offer an excellent opportunity to build three infill homes with carriage house garages in the rear if a developer were more inclined to consider this option. PLEASE NOTE: The property is being sold as land value only. Existing improvements are included as-is, where-is, with no representations or warranties as to condition, functionality, or future use.