



**5315 19 Street SW**  
**Calgary, Alberta**

**MLS # A2303798**



**\$1,900,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,253 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Additional Parking, Quad or More Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Exceptional investment opportunity in North Glenmore Park! Situated on a prime corner lot, this 4-plex row home project with suited basements and a detached 4-car garage is nearing the pre-board inspection stage and ready for the next builder to take over. Each of the 8 rentable units is thoughtfully designed to maximize rental potential, featuring basement suites with separate entrances to create multiple income streams. The heavy lifting has already been done. This is a project takeover opportunity for a builder or investor looking to step into a nearly completed development in one of Calgary's most desirable inner city communities. Located just minutes from Mount Royal University, Glenmore Athletic Park, schools, shopping, and major roadways, this property offers strong long term upside and excellent tenant appeal. Sold as a construction project in its current stage of completion. A rare chance to capitalize on an in-progress multi-family build in a premium location.