



GRASSROOTS
REALTY GROUP

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6437 19 Street SE
Calgary, Alberta

MLS # A2143385



\$400,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	604 sq.ft.	Age:	1914 (111 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

ATTENTION ALL DEVELOPERS & INVESTORS This 25 x 120 – R-C2 lot nestled in the vibrant and rapidly evolving neighborhood of Ogden. With easy access to Deerfoot, Stoney and Glenmore Trails. Mostly land value only, this property is being sold “as-is where-is” condition. Excellent location – close to the Bow River, Schools, Jack Setters Arena, Shopping and Amenities. New Green Line (Lynnwood/Millican Station will be only minutes away (Green Line completion is estimated in 2027).