



1735 19 Avenue Calgary Alberta

\$879,900

BUILDER'S ALERT!!! | 50X120 R-C2 LOT | DOUBLE CAR GARAGE | LOCATED IN DESIRABLE CAPITOL HILL | 4 BED + 2 BATH | SOUTH BACKYARD CALLING ALL BUILDERS & INVESTORS! Welcome to this meticulously & lovingly maintained bungalow, Owner occupied and has an illegal suite in lower level. Main floor has an open concept floor plan with big windows to let in light, hardwood floors throughout, updated kitchen, 2 bedrooms and a 4pc bathroom. Separate entrance leading to the lower level has 2 bedrooms, a family room, kitchenette area and a full 4pc bathroom. Huge South backyard with potential to build multiple suites under the new proposed Citywide Re-Zoning subject to the city approval. Backyard includes a play house and large shed plus a double detached garage. (One side of the garage is developed into a workshop) Close to University of Calgary, SAIT and downtown. Excellent home and lot in a prime location. (id:6769)

Bedroom 10.17 Ft x 11.17 Ft

Family room 10.25 Ft x 20.92 Ft

Bedroom 10.25 Ft x 10.67 Ft

4pc Bathroom 4.08 Ft x 9.83 Ft

Laundry room 9.08 Ft x 15.08 Ft

Other 3.33 Ft x 3.33 Ft

Kitchen 8.75 Ft x 13.75 Ft

Living room 11.00 Ft x 15.25 Ft

Dining room 11.08 Ft x 10.25 Ft

Other 5.50 Ft x 5.17 Ft

4pc Bathroom 6.33 Ft x 8.50 Ft

Bedroom 11.00 Ft x 12.08 Ft

Primary Bedroom 9.75 Ft x 10.83 Ft

Other 3.58 Ft x 5.75 Ft

Listing Presented By:



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<http://tamaraaboutaif.abmls.mlxchange.com/>



See

Mirror

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