



3939 19 Avenue Calgary Alberta

\$750,000

Owners! Investors! Developers! Welcome to 3939 19 Avenue SW - a property that opens the door to endless possibilities. Situated on a generous 59' X 104' CORNER lot in the charming neighborhood of GLENDALE - a rare find in today's real estate market. This spacious bungalow offers ample room for comfortable family living. With a total of 4 bedrooms, there's plenty of room for a growing family, guests or even a home office. You will appreciate the single attached garage with an extra-long driveway, ensuring plenty of parking space for you and your guests. The backyard is a haven for outdoor enthusiasts, featuring a forest of trees creating a lovely garden perfect for gatherings and relaxation. What truly sets this property apart is its potential for transformation. Whether you're looking for a place to update and live in, envisioning a renovation project to make it your dream home or seeking an investment opportunity - this one can do it all. Live up and plan to rent down. Buy now and develop later. The substantial lot size and corner location provide an ideal canvas for many creative ideas. Investors will appreciate the long-term potential of this property in a sought-after neighborhood. Glendale is a vibrant community known for being a family-friendly, accessible and walkable neighbourhood. Enjoy the nearby Glendale Community Association, offering a variety of recreational activities and programs for all ages. With its close proximity to the LRT, Stoney Trail, downtown core, Westhills, Edworthy Park, Optimist Athletic Park, Turtle Hill (for winter sledding!), schools, parks, shopping centers and restaurants, this location is ideal for those seeking a balanced and convenient lifestyle. With the attractive price point, this charming property is an excellent opportunity for single detached home ownership or building your dream project. Get Packing! (id:6769)

Family room 26.50 Ft x 12.00 Ft

Bedroom 17.42 Ft x 12.00 Ft

3pc Bathroom 8.67 Ft x 4.83 Ft

Storage 4.17 Ft x 2.42 Ft

Storage 5.42 Ft x 4.42 Ft

Living room 20.25 Ft x 13.42 Ft

Dining room 11.50 Ft x 9.50 Ft

Primary Bedroom 12.67 Ft x 10.50 Ft

Bedroom 12.58 Ft x 9.75 Ft

Bedroom 9.50 Ft x 9.50 Ft

4pc Bathroom 9.25 Ft x 7.08 Ft

Other 3.83 Ft x 3.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Kitchen 15.33 Ft x 10.67 Ft

Foyer 9.67 Ft x 4.08 Ft