



## 1727 19 Avenue Calgary Alberta

\$429,000

Public Remarks: ATTENTION ALL BUILDERS, INVESTORS AND DEVELOPERS! LAND, APPROVED DEVELOPMENT PERMIT AND BUILDING PERMIT PLANS INLCUED. This is one of two side by side 25x120 lots on a quiet, beautiful street in desirable Capitol Hill. Approved Development Permit for a two storey single family home with Detached double garage. Or take advantage of new R-CG zoning, buy this and adjacent lot, for a total of a 50'x120' lot and build up to 4 Units with secondary suites for a total of 8 Units! Demolition has been completed, construction fencing in place. Subdivision complete. New Titles issued. Capitol Hill is situated close to downtown Calgary, making it easy to access the city's central business district, cultural attractions, restaurants, and entertainment venues. Surrounded by parks and green spaces, Capitol Hill provides residents with opportunities for outdoor recreation, picnics, and leisure activities. Confederation Park, Riley Park, and Nose Hill Park are nearby and offer ample opportunities for walking, jogging, and enjoying nature. The neighborhood offers access to various amenities, including schools, healthcare facilities, grocery stores, and local shops. The nearby North Hill Centre provides a convenient shopping destination for residents. Capitol Hill is well-connected by public transportation, with several bus routes and C-Train stations nearby, in addition, its in close proximity to post-secondary institutions like the Southern Alberta Institute of Technology (SAIT) and the University of Calgary. For students or those seeking further education, this can be a significant advantage. Nearby facilities, such as the Confederation Park Golf Course, offer recreational opportunities for golf enthusiasts. Additionally, the Foothills Athletic Park and McMahon Stadium provide venues for sports and entertainment events. Living in Capitol Hill offers a mix of urban convenien...

Listing Presented By:



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