



3703 19 Avenue Calgary Alberta

\$1,085,000

This property is an exceptional find in the highly sought-after Killarney neighbourhood! The 50x120 R-CG corner lot offers a rare and valuable opportunity for both short-term holding and long-term development. An ideal location, situated just steps from the vibrant 17th Avenue and 37th Street, with easy access to an array of shops, restaurants, amenities, and excellent transit options. With the R-CG zoning, this property offers fantastic potential for multi-family development, which is in high demand in this well-established and rapidly developing area. The bungalow features 2 spacious bedrooms, a living room, a dining room, and a kitchen on the main floor. The lower level provides even more space with an ILLEGAL suite featuring 3 additional bedrooms, a full 4-piece bathroom, and a cozy rec room. Don't miss out on this prime location. (id:6769)

Bedroom 11.58 Ft x 13.67 Ft

Furnace 11.17 Ft x 13.83 Ft

Bedroom 10.08 Ft x 12.92 Ft

4pc Bathroom 7.58 Ft x 9.67 Ft

Kitchen 16.92 Ft x 8.42 Ft

Recreational, Games room 26.67 Ft x 12.67 Ft

Bedroom 9.33 Ft x 8.83 Ft

Living room 20.50 Ft x 12.67 Ft

Dining room 9.92 Ft x 14.67 Ft

Kitchen 13.50 Ft x 14.08 Ft

Primary Bedroom 14.25 Ft x 15.33 Ft

Bedroom 10.75 Ft x 9.75 Ft

4pc Bathroom 7.33 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.simplyhomescalgary.com/>

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net