



## 605 19 Street Calgary Alberta

\$849,800

**\*\*Developer, builder alert!\*\*** One of the most sought after West Hillhurst community, R-C2 CORNER lot with backlane in City of Calgary Blanket Rezoning to R-CG, build townhouses with legal suites. 5,360 SF with potential to acquire adjacent 3,143 SF owned by the City to make 8,503 SF (which will make it the lowest price per SF in the area). Situated across from West Hillhurst Community Center (swimming, tennis, fitness, etc.), close to transit, retail, North Hill shopping mall, schools, downtown. Detached 2 bed, 1 bath bungalow with HUGE oversized 24x24 double garage is in good shape to generate rental income until new development. Don't miss this rare opportunity to purchase the best land value in West Hillhurst. (id:6769)

Living room 15.75 Ft x 11.33 Ft

Kitchen 11.25 Ft x 8.08 Ft

Dining room 9.17 Ft x 4.17 Ft

Laundry room 9.50 Ft x 9.50 Ft

Primary Bedroom 13.25 Ft x 9.83 Ft

Bedroom 11.25 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://elton-lui.c21.ca/>

**RE/MAX**

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(CENTRAL)**

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

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