



# 526 19 Street Calgary Alberta

\$1,799,000

Prime Inner-City Corner Parcel in West Hillhurst - A Developer's Dream. Attention developers, builders, and investors: Don't miss this rare opportunity to acquire a prime corner parcel comprised of three original lots (consolidated into one title) in the sought-after community of West Hillhurst. Zoned M-CG (Multi-Residential - Contextual Ground Oriented), this property is ideal for townhouse development. The seller has obtained a Traffic Engineer letter from BUNT Engineering, DSSP by Richview Engineering and a Phase I Environmental Site Assessment (ESA) from Envirotech, confirming no site contamination. This vacant lot is ready for your perfect design at the corner entrance of the 19 Street commercial strip. Assemblies of 3 lots like this are rare, so act now before it's too late. All reports and land survey drawings are available with an accepted offer.

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Listing Presented By:



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