



224 19 Avenue Calgary Alberta

\$849,900

Wonderful inner-city property with endless potential to build your dream home. This home sits on a large 50' x 125' R-CG lot. The site of this home offers excellent redevelopment potential. This neighborhood is undergoing a significant revitalization supported by future development for the inner-city communities. The home itself offers a bit of old world charm retaining most of it's original character inside and out. Live in or rent out while you are making plans for redevelopment. The owner have used this property as a rental for over twenty years; and have not had a vacant day in all these years. Excellent rental potential and certainly can be used as an AIRBNB rental. Modest upgrades have been done over the years from a new high efficiency furnace, upgraded electric panel, new roof and eave troughs and freshly painted. The upper level has been converted into one huge primary bedroom loft and can be easily converted back into two bedrooms if one desires. For added comfort there is a wood burning stove in the living room and draw enough heat to warm the loft upstairs. There is plenty of storage space in the basement which is fully developed with a small bedroom and a rec room that can be used for storage or as a studio. This is truly a rare gem; located on a beautiful tree lined street right next to Balmoral Circus Park; close to public transit, school and shopping, and only minutes into downtown. Don't miss out on this rare opportunity; call for your private viewing today. (id:6769)

Bedroom 10.83 Ft x 6.42 Ft

Recreational, Games room 18.42 Ft x 14.33 Ft

4pc Bathroom Measurements not available

Living room 16.00 Ft x 14.67 Ft

Other 10.25 Ft x 9.58 Ft

Kitchen 13.58 Ft x 9.75 Ft

Breakfast 10.42 Ft x 10.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 25.17 Ft x 13.17 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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<http://www.lilyoichow.ca/>



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