



## 2326 19 Street Calgary Alberta

\$795,000

Welcome to this large bungalow with a walk out basement offering views of downtown. The home is situated on large reverse pie lot on the highest hill of Bankview, straddling the Richmond/Knob Hill community boundary. This lot offers incredible potential for builders and investors. Whether you're looking to renovate the existing home or pursue a new development, this lot provides the perfect opportunity to unlock significant value. With the right vision, you can transform this property into a stunning single-family property, multiple homes or rental units, capitalizing on its prime location and future growth potential. The property provides easy access to a variety of green spaces and community amenities including walking/cycling paths, dog parks, playgrounds, parks, public transit and schools. Bankview is perfectly situated walking distance to the downtown core, Marda Loop, 17th Avenue, shopping and the top dining hotspots in the city. For those looking for a mortgage helper, multi-generational living or a smart investment opportunity, this charming property features a tastefully renovated main floor that blends modern updates with cozy comfort. The bright and airy main floor is filled with natural light from large sunny windows throughout and the living room showcases views of a neighbouring park and the downtown core. The main floor features two spacious bedrooms, a den/home office, a formal dining room, an updated bathroom with laundry, an updated kitchen and an adjoining living room complete with a cozy wood-burning fireplace that is ideal for relaxing or entertaining. Downstairs, you'll find two versatile illegal suites that share laundry in a common area landing --perfect for extended family or rental income. One suite is a fully equipped mother-in-law unit with its own kitchen, and bathroom including a bath, while the other is a convenient two bedroom bachel...

Living room 18.00 Ft x 13.75 Ft

Family room 18.00 Ft x 16.00 Ft

Eat in kitchen 16.00 Ft x 12.00 Ft

Dining room 12.00 Ft x 11.17 Ft

Primary Bedroom 12.92 Ft x 11.33 Ft

Bedroom 11.42 Ft x 11.33 Ft

Foyer 7.50 Ft x 3.50 Ft

4pc Bathroom 11.00 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
Calgary West Realty



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