



1403 19 Street Calgary Alberta

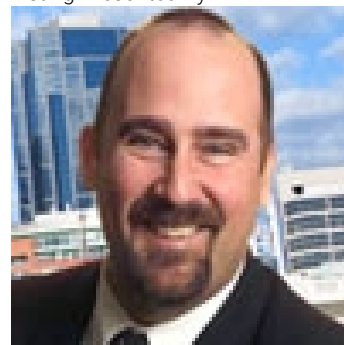
\$579,000

investment opportunity in the neighbourhood of Mayland Heights! This charming bungalow offers a winning combination of R-CG zoning, a good sized lot making it a dream come true for savvy investors like yourself. The property's larger sized lot, coupled with its R-CG zoning, possibilities for future development or income-generating endeavors. The living room, with its large window, wood burning fireplace, and wood floors, is ample space for relaxing or entertaining. The dining room is spacious with another large window, and flows into the kitchen and the hallway. The kitchen is u-shaped, which maximizes the cabinet and cupboard space. The primary bedroom has an attached sun-room, plus two good sized closets and additional built-in storage. The full bathroom has newer tile and accents, and features a large shower. This zoning allows you to optimize your investment returns and capitalize on the property's potential. The basement holds incredible value, housing a fully set-up two-bedroom illegal suite.. Seller has no city permit of basement development . The neighborhood offers a vibrant lifestyle, with nearby parks, and excellent city transit options like the Max Orange (North Crosstown) to UFC and Route 19 to LRT . (id:6769)

Bedroom 10.00 Ft x 8.83 Ft
Other 4.08 Ft x 3.75 Ft
Kitchen 13.08 Ft x 8.25 Ft
Family room 14.58 Ft x 14.58 Ft
3pc Bathroom 7.75 Ft x 7.67 Ft
Bedroom 16.17 Ft x 9.92 Ft
Other 7.58 Ft x 3.83 Ft
Living room 18.25 Ft x 12.33 Ft

Dining room 13.83 Ft x 8.75 Ft
Kitchen 13.75 Ft x 9.83 Ft
Bedroom 12.17 Ft x 11.25 Ft
4pc Bathroom 10.58 Ft x 8.75 Ft
Laundry room 5.33 Ft x 3.00 Ft
Primary Bedroom 12.17 Ft x 11.50 Ft
Sunroom 10.08 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
Five Star Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca