



## 1517 19 Avenue Calgary Alberta

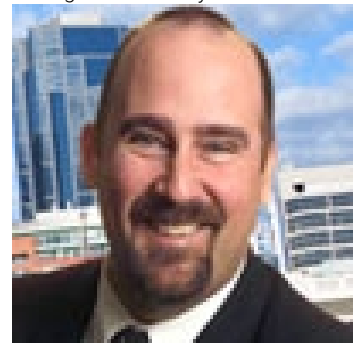
\$449,000

Exceptional redevelopment opportunity in the highly sought-after inner-city community of Capitol Hill! This 25 ft x 120 ft lot offers outstanding value for builders, investors, or buyers looking to design and construct a custom infill in a prime location. Surrounded by quality new development on a quiet, tree-lined street, the property provides a flat and accessible build site with paved rear laneway access. Walking distance to SAIT, North Hill Centre, Confederation Park, schools, transit (LRT), and just minutes to the University of Calgary and downtown, this location continues to show strong demand and long-term growth. The existing home is being sold as land value, offering an excellent opportunity for immediate redevelopment or strategic land holding in one of Calgary's most desirable established neighbourhoods. (id:6769)

Bedroom 9.86 Ft x 9.03 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Mission Real Estate

<https://chanhu.royallepage.ca/>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)