



## 6609 19 Street Calgary Alberta

\$299,900

ATTENTION ALL DEVELOPERS, BUILDERS & INVESTORS! Here's an exceptional opportunity to acquire a prime 25 x 120 R-2 zoned lot in the rapidly evolving neighborhood of Ogden. Perfect for builders, infills opportunities or investors, this property offers incredible potential in one of Calgary's most up-and-coming areas. The property is ideally located within walking distance to schools, parks, and the Bow River, offering an unbeatable combination of convenience and natural beauty. With easy access to Deerfoot, Stoney, and Glenmore Trails, commuting is a breeze, and the new Green Line's Lynnwood/Millican Station (set to be completed in 2027) will only enhance the area's connectivity. The lot is primarily land value, being sold "as-is where-is," providing a blank canvas for your next project, whether it's a new infill or redevelopment. With proximity to Jack Setters Arena, shopping, amenities, and more, this property offers both an excellent investment opportunity and a prime location for future development. Don't miss out on this fantastic chance to capitalize on Ogden's continued growth and transformation! (id:6769)

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 10.25 Ft x 7.33 Ft

Dining room 10.50 Ft x 5.00 Ft

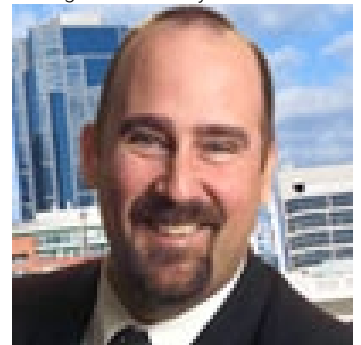
Kitchen 10.42 Ft x 10.33 Ft

Laundry room 14.42 Ft x 6.00 Ft

Living room 14.75 Ft x 10.58 Ft

Primary Bedroom 12.00 Ft x 7.33 Ft

Listing Presented By:



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

**RE/MAX Realty Professionals**

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