



## 6639 19 Street Calgary Alberta

\$475,000

Prime R-CG zoned redevelopment opportunity on a quiet street directly across from Sherwood School in the established community of Lynnwood. This flat 50' x 120' lot offers excellent building efficiency and is ideally suited for a duplex infill with secondary suites (subject to City approvals), making it a standout opportunity for both builders and investors looking to capitalize on Calgary's growing demand for multi-unit housing. Lynnwood is one of Calgary's hidden gems -- a mature, tree-lined neighbourhood quietly gaining momentum as redevelopment continues to reshape the area. With strong family appeal, solid infrastructure, and increasing investment activity, the community is well positioned for long-term upside. The potential future Green Line LRT nearby adds another layer of value with improved transit connectivity and future desirability. Residents benefit from quick access to major roadways, shopping, schools, and abundant outdoor amenities, including Beaver Dam Flats, the Bow River pathway system, and Pop Davies Athletic Park -- all contributing to the lifestyle appeal driving buyer demand. With a school directly across the street, a highly usable lot, and clear redevelopment potential, this is the type of property builders wait for in a neighbourhood trending firmly in the right direction. Contact your favourite Realtor(R) today to learn more about this exceptional opportunity. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 9.25 Ft x 8.75 Ft

Living room 8.75 Ft x 14.58 Ft

Bedroom 7.17 Ft x 9.00 Ft

Listing Presented By:



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