

**510 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252374**



## \$2,448,900

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow          |               |                   |
| <b>Type:</b>     | Commercial/Multi Family |               |                   |
| <b>Style:</b>    | -                       |               |                   |
| <b>Size:</b>     | 8,565 sq.ft.            | <b>Age:</b>   | 1932 (93 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                       |               |                   |
| <b>Lot Size:</b> | -                       |               |                   |
| <b>Lot Feat:</b> | -                       |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | - | <b>Bldg Name:</b> | -      |
| <b>Floors:</b>     | - | <b>Water:</b>     | -      |
| <b>Roof:</b>       | - | <b>Sewer:</b>     | -      |
| <b>Basement:</b>   | - | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | - | <b>Zoning:</b>    | C-COR1 |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -      |
| <b>Features:</b>   | - |                   |        |

**Inclusions:** N/A

This prime property offers outstanding value and strong income potential, ideally located in downtown Calgary. Surrounded by popular shops, restaurants, and nightlife, it's perfectly positioned for a variety of uses. With commercial zoning, the possibilities are endless—launch a business, open a retail space, operate short-term rentals like Airbnb, or develop a boutique hotel or apartment complex. Ideal for investors, developers, or entrepreneurs looking to capitalize on Calgary's growing urban market. Contact today for the full brochure and to explore exciting development opportunities.