

**1107 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2320278**



**\$780,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Exceptional opportunity to secure a full-sized 50' lot in a highly desirable NW inner-city location. Situated on a quiet, tree-lined street with rear lane access, this property offers outstanding potential for redevelopment, infill, or long-term investment. Zoned R-CG, this parcel provides excellent flexibility for a variety of future development options. Surrounded by a mix of established homes and new infill projects, this is an ideal site for builders looking to capitalize on a strong and evolving community. The existing bungalow features a newer roof and is currently rented with both upper and lower suites occupied, providing immediate holding income while you plan your development. Enjoy close proximity to Confederation Park, schools, transit, and major routes, with quick and easy access to downtown—making this a highly attractive location for future buyers. Whether you're building now or holding for future appreciation, this is a rare opportunity to secure a premium lot in one of Calgary's most sought-after inner-city neighbourhoods, Capitol Hill. Don't miss this income-generating redevelopment opportunity.