

**605 19 Street NW**  
**Calgary, Alberta**

**MLS # A2199110**



**\$799,800**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All appliances stays, as-is conditions

Situated in one of the most sought-after communities, this rare corner lot with back lane access has already been blanket rezoned to R-CG, allowing for the development of townhomes with legal suites. Spanning 5,360 sq. ft. lot, this property also presents a unique opportunity to acquire an additional 3,143 sq. ft. of adjacent City-owned land, creating a massive 8,503 sq. ft. development site at the lowest price per square foot in the area. Located directly across from the West Hillhurst Community Center, offering swimming, tennis, fitness facilities, and more, this prime site is within minutes of transit, major retail, North Hill Shopping Mall, schools, and downtown. The existing detached 2-bedroom, 1-bathroom bungalow with a huge 24x24 oversized double garage is in great shape for rental income while planning your new development. Opportunities like this in West Hillhurst are extremely rare—secure this exceptional redevelopment site today!