



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**514 19 Avenue, Calgary T2S 0E2**

MLS® #: **A2102779**

Area: **Cliff Bungalow**

Listing Date: **01/22/24**

List Price: **\$800,000**

Status: **Active**

County: **Calgary**

Change: **-\$90k, 05-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Lot Information

Lot Sz Ar: **3,024 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,680**  
Low Sqft:  
Ttl Sqft: **1,680**

DOM

**118**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Level,Rectangular Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room **Bedroom**  
Level **Main**  
Dimensions **12`0" x 10`0"**

Room **3pc Bathroom**  
Level **Main**  
Dimensions **0`0" x 0`0"**  
Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **4453L**  
Zoning: **M-CG d111**

Remarks

Pub Rmks: **This lot is 1 part of a 3 lot sale! Here is a very rare opportunity to scoop up 3 boarding properties in one of the most sought areas of downtown Calgary. MISSION! The total length and depth of the combined properties are 100" x 120" giving you unlimited opportunities for redevelopment. Sitting on 19ave just off 4st gives**

quiet living yet steps from one of the trendiest streets in Calgary. All of the units on these 3 properties are rented currently giving you a handsome monthly income while plans are being drawn up as well. Call for details. Thanks

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













