



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**516 19 Avenue, Calgary T2S 0E2**

MLS® #: **A2102781**

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: **2,981 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**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
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	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	

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**













