



THE
A-TEAM

**RE/MAX
FIRST**

6437 19 Street, Calgary T2C 0N8

MLS® #: **A2143385**

Area: **Ogden**

Listing Date: **06/25/24**

List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

83
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
Flooring: **Cork,Linoleum,Tile**
Water Source:
Fnd/Bsmt:
See Remarks

Kitchen Appl: **Electric Stove,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`1" x 4`8"
Foyer	Main	11`4" x 4`1"
Living Room	Main	9`7" x 15`3"
Attic (Finished)	Upper	9`4" x 18`9"

Room	Level	Dimensions
Bedroom	Main	7`5" x 10`2"
Kitchen	Main	10`10" x 11`1"
Storage	Main	7`3" x 11`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C2

Legal Desc:

2515AM

Remarks

Pub Rmks: ***ATTENTION ALL DEVELOPERS & INVESTORS* This 25 x 120 - R-C2 lot nestled in the vibrant and rapidly evolving neighborhood of Ogden. With easy access to Deerfoot, Stoney and Glenmore Trails. Mostly land value only, this property is being sold "as-is where-is" condition. Excellent location - close to the Bow River, Schools, Jack Setters Arena, Shopping and Amenities. New Green Line (Lynnwood/Millican Station will be only minutes away (Green Line completion is estimated in 2027).**

Inclusions: **N/A**

Property Listed By: **Real Broker**

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