



THE
A-TEAM

**RE/MAX
FIRST**

605 19 Street, Calgary T2N 2J5

MLS®#: **A2152968**

Area: **West Hillhurst**

Listing Date: **07/26/24**

List Price: **\$828,800**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **5,360 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Detached,Oversized**

Finished Floor Area

Abv Sqft: **719**

Low Sqft:

Ttl Sqft: **719**

DOM

52

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 11`4"
Dining Room	Main	9`2" x 4`2"
Bedroom - Primary	Main	13`3" x 9`10"
4pc Bathroom	Main	7`10" x 5`4"

Room	Level	Dimensions
Kitchen	Main	11`3" x 8`1"
Laundry	Main	9`6" x 9`6"
Bedroom	Main	11`3" x 7`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C2

Legal Desc:

8942GB

Remarks

Pub Rmks:

****Developer, builder alert!** One of the most sought after West Hillhurst community, R-C2 CORNER lot with backlane in City of Calgary Blanket Rezoning to R-CG, build townhouses with legal suites. 5,360 SF with potential to acquire adjacent 3,143 SF owned by the City to make 8,503 SF(which will make it the lowest price per SF in the area). Situated across from West Hillhurst Community Center (swimming, tennis, fitness, etc.), close to transit, retail, North Hill shopping mall, schools, downtown. Detached 2 bed, 1 bath bungalow with HUGE oversized 24x24 double garage is in good shape to generate rental income until new development. Don't miss this rare opportunity to purchase the best land value in West Hillhurst.**

Inclusions:

All appliances stays as-is conditions

Property Listed By:

Century 21 Bravo Realty

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