

526 19 Street, Calgary T2N 2J1

MLS®#: **A2164052** Area: **West Hillhurst** Listing Date: **09/09/24** List Price: **\$1,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **12,090 sqft**
 Lot Shape: **Front Width 28.04m/Back Width 41.32m X Depth 32.33m**
 Access:
 Lot Feat: **Corner Lot, Irregular Lot**
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
10
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **M-CG**
 Legal Desc: **2411134**

Remarks

Pub Rmks: **Prime Inner-City Corner Parcel in West Hillhurst - A Developer's Dream. Attention developers, builders, and investors: Don't miss this rare opportunity to acquire a prime corner parcel in the sought-after community of West Hillhurst. Zoned M-CG (Multi-Residential - Contextual Ground Oriented), this property is ideal for**

townhouse development. The seller has already obtained a Traffic Engineer letter from BUNT Engineering and a Phase I Environmental Site Assessment (ESA) from Envirotech, confirming no site contamination. This vacant lot is ready for your perfect design at the corner entrance of the 19 Street commercial strip. Assemblies of three lots like this are rare, so act now before it's too late. All reports and land survey drawing are available with an accepted offer.

Inclusions:

Property Listed By:

None

Homecare Realty Ltd.

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