



THE
A-TEAM

**RE/MAX
FIRST**

605 19 Street, Calgary T2N 2J5

MLS® #: **A2199110**

Area: **West Hillhurst**

Listing Date: **03/04/25**

List Price: **\$799,800**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area
Abv Sqft: **719**
Low Sqft:
Ttl Sqft: **719**

DOM

50
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`9" x 11`4"	Kitchen	Main	11`3" x 8`1"
Dining Room	Main	9`2" x 4`2"	Laundry	Main	9`6" x 9`6"
Bedroom - Primary	Main	13`3" x 9`10"	Bedroom	Main	11`3" x 7`11"
4pc Bathroom	Main	7`10" x 5`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8942GB

Zoning:
R-CG

Remarks

Pub Rmks:

Situated in one of the most sought-after communities, this rare corner lot with back lane access has already been blanket rezoned to R-CG, allowing for the development of townhomes with legal suites. Spanning 5,360 sq. ft. lot, this property also presents a unique opportunity to acquire an additional 3,143 sq. ft. of adjacent City-owned land, creating a massive 8,503 sq. ft. development site at the lowest price per square foot in the area. Located directly across from the West Hillhurst Community Center, offering swimming, tennis, fitness facilities, and more, this prime site is within minutes of transit, major retail, North Hill Shopping Mall, schools, and downtown. The existing detached 2-bedroom, 1-bathroom bungalow with a huge 24x24 oversized double garage is in great shape for rental income while planning your new development. Opportunities like this in West Hillhurst are extremely rare—secure this exceptional redevelopment site today!

Inclusions:
Property Listed By:

**All appliances stays, as-is conditions
Century 21 Bravo Realty**

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







