



THE
A-TEAM

**RE/MAX
FIRST**

721 19 Street, Calgary T2N 2J6

MLS®#: **A2203071**

Area: **West Hillhurst**

Listing Date: **03/19/25**

List Price: **\$875,000**

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: **5,414 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,016**
Low Sqft:
Ttl Sqft: **1,016**

DOM

32

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Front Yard,Landscaped,Lawn,Level,Private,Rectangular Lot,Street Lighting,Treed**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Asbestos,Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`7" x 3`10"	Bedroom	Second	13`5" x 10`9"
Living Room	Main	11`4" x 11`3"	Kitchen	Main	12`9" x 7`7"
4pc Bathroom	Main	7`6" x 5`8"	Laundry	Main	11`8" x 9`7"
Bedroom	Main	11`3" x 9`11"	Bedroom	Second	13`5" x 9`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8942GB

R-CG

Remarks

Pub Rmks: **A prime development opportunity! This corner lot is ideally situated across from a park with a playground and features a desirable west-facing backyard. The home includes an updated kitchen with stainless steel appliances, including a fridge, stove, and dishwasher. The renovated bathroom features a relaxing soaker tub. Newer windows and a ceiling fan enhance the spacious living room. The main floor offers a versatile bedroom/den, with two additional bedrooms on the upper level. Conveniently located near an off-leash park, a community centre with an arena, a fitness facility, and outdoor tennis/pickleball courts, this lot also offers walkable access to popular eateries and the vibrant Kensington district, known for its diverse shops, dining, and entertainment options. Buyer must assume the tenant.**

Inclusions: -

Property Listed By: **RE/MAX First**

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







