

# \$799,800 - 605 19 Street NW, Calgary

MLS® #A2199110

**\$799,800**

2 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

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!

Built in 1947

## Essential Information

MLS® #	A2199110
Price	\$799,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	719
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	605 19 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2J5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Corner Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	139
Zoning	R-CG

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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