



**GRASSROOTS**

REALTY GROUP

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206 19 Avenue NE  
Calgary, Alberta

MLS # A2307351



**\$449,900**

**Division:** Tuxedo Park

**Lot Size:** 0.07 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

"DP APPROVED LOT WITH Legal Secondary Suite" - OPPORTUNITY KNOCKS! Vacant inner-city lots like this don't come up often. Welcome to 206 19 AVE NE, a premium parcel located in the highly desirable community of Tuxedo Park. Situated on a 25 ft x 125 ft lot, this property offers exceptional potential for builders, investors, and visionaries looking to capitalize on one of Calgary's steadily growing inner-city neighborhoods. Positioned on a quiet yet well-connected street, this location provides easy access to downtown Calgary, major roadways, public transit, and nearby amenities. You're just minutes from parks, schools, local shops, cafes, and restaurants, making it an ideal setting for modern urban living. The area is surrounded by a blend of charming character homes, contemporary infills, and ongoing redevelopment—highlighting the strong demand and future upside of Tuxedo Park. Adding even more value, approved development permits are already in place (available in the supplement section), allowing you to move forward with confidence and reduced timelines. With its generous dimensions and prime location, this lot presents endless possibilities—whether you're planning a custom home, infill development, or a strategic investment (subject to city approvals). A rare opportunity to secure a ready-to-build inner-city property in a high-demand area—bring your vision to life at 206 19 AVE NE.