



3403 19 Street NW
Calgary, Alberta

MLS # A2312010



\$724,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

"LOCATION, LOCATION, LOCATION" Choose your location and neighborhood wisely, don't purchase your dream home, purchase you dream location in a highly sought after community of Charleswood. Built in 1961, this three-bedroom bungalow is situated on a premium corner lot adjacent to Confederation Park. This rare offering is just steps from tennis courts, golf, schools, shopping, and countless amenities. This property requires major updating and presents an exceptional opportunity for developers, renovators, or families looking to transform a home in an unbeatable location. Featuring a large lot, this is your chance to renovate, redesign, or build new in one of Calgary's most desirable and established northwest communities. Rarely do opportunities like this become available in Charleswood.