



**445 19 Avenue NE**  
**Calgary, Alberta**

**MLS # A2320088**



**\$780,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2nd - Fridge, Stove, Dishwasher, Washer, Dryer

**RARE INNER-CITY DEVELOPMENT OPPORTUNITY IN WINSTON HEIGHTS / MOUNTVIEW** Opportunities like this are becoming increasingly difficult to find in Calgary's established inner-city communities. Situated on a desirable 50' x 125' R-CG lot in Winston Heights/Mountview just off 16th Ave and Edmonton Trail. This property presents a compelling opportunity for builders, developers, and investors looking to secure land in one of Calgary's most active redevelopment corridors. With downtown only minutes away and surrounded by ongoing infill development, this is the type of property that can fit both short-term holding strategies and long-term redevelopment plans. The existing bungalow and detached garage provide immediate income while future plans are being explored. A long-term tenant is currently in place and would like to remain, creating an attractive holding scenario that can help offset carrying costs during the planning and permitting process. The R-CG land use designation supports a broad range of redevelopment possibilities, making this an excellent candidate for future infill development, subject to City approvals. The generous lot dimensions provide flexibility for builders seeking a project in a mature community where demand for new housing remains strong. Beyond the property itself, the location continues to drive value. Winston Heights/Mountview has become one of Calgary's most sought-after inner-city neighbourhoods, offering quick access to downtown, major transportation routes, schools, parks, golf courses, restaurants, transit, and countless amenities. Buyers are increasingly drawn to the area's established character, mature streetscapes, and proximity to the city's core. Whether you are an experienced builder looking for your next project, an investor seeking a strategic land hold, or a developer

assembling a future portfolio, this property offers the rare combination of location, zoning, lot size, and income potential. Secure the land today and capitalize on the future growth of one of Calgary's most desirable redevelopment communities.