



GRASSROOTS
REALTY GROUP

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1739 19 Avenue NW
Calgary, Alberta

MLS # A2330505



\$999,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Attention Investors and Builders! Exceptional opportunity to own a 50' x 120' CORNER lot in the highly sought-after community of Capitol Hill, situated on a quiet, tree-lined street in a prime location. This well-maintained, solid bungalow offers excellent value as a rental property, a comfortable home, or a future redevelopment opportunity. The main floor features two spacious bedrooms, a bright kitchen, a dining area, and a full 4-piece bathroom. The developed basement includes a generous family room and a third bedroom (bedroom windows are not large enough for egress), providing additional living space and flexibility. Outside, you'll find a fully fenced backyard complete with a large deck, mature trees, and a greenhouse—perfect for gardening, entertaining, or relaxing. Whether you're looking to invest, renovate, rent, or build your dream home, this property offers outstanding potential in one of Calgary's most desirable inner-city neighbourhoods.