



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5123 19 Avenue NW
Calgary, Alberta

MLS # A2332125



\$739,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Development opportunity in Montgomery. This property is in a great location with south-facing backyard exposure and excellent future potential. Whether you are looking to buy and hold, build a custom home, or explore semi detached development with City approval, this is a strong opportunity in one of northwest Calgary's most connected communities. While this sale is basically land value, the existing home is presently rented for \$2000 per month. The triple car garage built in 2019 was built with development in mind, and will have full roof installed in near future. Due to a very uncooperative tenant, viewings of house may not be available until after September 1,