



GRASSROOTS
REALTY GROUP

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263 19 Avenue NE
Calgary, Alberta

MLS # A2344035



\$649,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	714 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Refrigerator (Main Floor), Refrigerator (Basement), and 8 security cameras.

Make it your office. Make it your residence. Or explore the possibilities of creating your next development. A rare opportunity in the heart of Tuxedo Park, ideally positioned along Edmonton Trail with excellent exposure and convenient access to downtown and surrounding communities. Sitting on an approximately 5,844.8 sq. ft. lot, this property presents a rare combination of location, lot size, visibility, and future potential. Currently operating as a professional accounting office, the property offers immediate flexibility for an office or professional business, with the potential to explore a variety of other uses such as an aesthetics business, day home, hair salon, massage therapy, and more, subject to City of Calgary approval and applicable zoning regulations. Whether you are looking for a strategic location for your business, a property to call home, or a site with future development potential, this is an opportunity worth exploring. Prime Edmonton Trail exposure, a generous corner lot, and a highly desirable Tuxedo Park location come together to create significant long-term value. Book your private showing today and discover the possibilities this exceptional property has to offer. It could be yours.