

721 19 Street NW
Calgary, Alberta

MLS # A2203071



\$875,000

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|-----------|---|--------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,017 sq.ft. | Age: | 1947 (78 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, L | | |

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|-------------|------------------------------|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Asbestos, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Soaking Tub | | |

Inclusions: -

A prime development opportunity! This corner lot is ideally situated across from a park with a playground and features a desirable west-facing backyard. The home includes an updated kitchen with stainless steel appliances, including a fridge, stove, and dishwasher. The renovated bathroom features a relaxing soaker tub. Newer windows and a ceiling fan enhance the spacious living room. The main floor offers a versatile bedroom/den, with two additional bedrooms on the upper level. Conveniently located near an off-leash park, a community centre with an arena, a fitness facility, and outdoor tennis/pickleball courts, this lot also offers walkable access to popular eateries and the vibrant Kensington district, known for its diverse shops, dining, and entertainment options. Buyer must assume the tenant.