

3939 19 Avenue SW
Calgary, Alberta

MLS # A2271575

\$779,000



Heating: Forced Air
Floors: Hardwood
Roof: Asphalt Shingle
Basement: Full
Exterior: Concrete, Wood Siding
Foundation: Poured Concrete
Features: Ceiling Fan(s), Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV wall Mount

Development permit (DP) application has been submitted for a 4-plex project (Not approved yet). Well-maintained residential property on a CORNER Lot in the community of Glendale, R-CG Zoning may offer strong Redevelopment potential. The property includes back-alley access and is currently tenant-occupied. Located approximately 300m from 17 Avenue SW and 37 Street SW, and about 400m from a commercial plaza and Glendale School, providing convenient access to area amenities. Major destinations such as the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Chinook Centre, and Market Mall, Westbrook Mall are within 5-15 minutes drive, depending on traffic. Don't miss your chance to grab a corner lot in a well-connected area.