6609 19 Street SE
Calgary, Alberta

MLS # A2280370

$299,999

Division:	Ogden
Type:	Residential/House
Style:	Bungalow
Size:	715 sq.ft.
Age:	1914 (112 yrs old)
Beds:	2
Baths:	1
Garage:	Alley Access, Carport
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Cleared, Close to Clubhouse, Few Trees, Front Yard,

Heating:	Forced Air, Natural Gas, None	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	Electricity Not, Natural Gas Not, Water Not
Features:	Built-in Features, Ceiling Fan(s), See Remarks, Wood Windows		

Inclusions:	N/A

Investor, renovator, or builder alert. Handyman special. This inner-city Ogden property sits on a **25' x 120' R-CG lot** and is offered **as-is**, presenting a value-driven opportunity for buyers who understand risk, location, and long-term upside. The lot comes with **approved development and demolition permits**, with plans available upon request, making it well-suited for redevelopment. At the same time, the existing home may appeal to buyers looking to **fully renovate, repurpose, or hold**, including potential residential or small office use, subject to city approvals. It would also make a great little Airbnb! The property is **not move-in ready** and requires significant work. Buyers should expect a full renovation or redevelopment. **This is a handyman special and may not qualify for traditional financing.** No repairs or improvements will be made by the seller. Located in the established Lynnwood–Ogden community, the property benefits from proximity to schools, parks, river pathways, major roadways, and the future Green Line LRT, with ongoing infrastructure investment and redevelopment contributing to strong long-term potential. Offered **as-is, where-is**. Quick possession available.