# \$875,000 - 721 19 Street Nw, Calgary

MLS® #A2203071

### \$875,000

3 Bedroom, 1.00 Bathroom, 1,017 sqft Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

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.

Built in 1947

#### **Essential Information**

MLS® # A2203071 Price \$875,000

Bedrooms 3

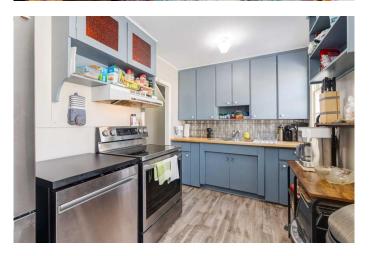
Bathrooms 1.00

Full Baths 1

Square Footage 1,017
Acres 0.12
Year Built 1947







Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 721 19 Street Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 2J6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Soaking Tub

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,

Level, Private, Rectangular Lot, Street Lighting, City Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Asbestos

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 23

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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