

# \$777,800 - 605 19 Street NW, Calgary

MLS® #A2254157

**\$777,800**

2 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Situated in one of the most sought-after communities, this rare corner lot with back lane access has already been blanket rezoned to R-CG, allowing for the development of townhomes with legal suites. Spanning 5,360 sq. ft. lot, this property also presents a unique opportunity to potentially acquire an additional 3,143 sq. ft. of adjacent City-owned land, creating a massive 8,503 sq. ft. development site at the lowest price per square foot in the area. Located directly across from the West Hillhurst Community Center, offering swimming, tennis, fitness facilities, and more, this prime site is within minutes of transit, major retail, North Hill Shopping Mall, schools, and downtown. The existing detached 2-bedroom, 1-bathroom bungalow with a huge 24x24 oversized double garage is in great shape for rental income while planning your new development.

Opportunities like this in West Hillhurst are extremely rare—secure this exceptional redevelopment site today!

Built in 1947

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2254157  |
| Price      | \$777,800 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 719         |
| Acres          | 0.12        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 605 19 Street Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2J5          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | See Remarks            |
| Appliances        | None                   |
| Heating           | Baseboard, Natural Gas |
| Cooling           | None                   |
| Basement          | None                   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Fire Pit   |
| Lot Description   | Corner Lot |
| Roof              | Asphalt    |
| Construction      | Wood Frame |
| Foundation        | Slab       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 47                  |
| Zoning         | R-CG                |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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