

# \$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	Unfinished, Partial

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Asbestos
Foundation	Poured Concrete

### Additional Information

Date Listed	March 19th, 2025
Days on Market	58
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX First

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