

**6437 19 Street SE**  
**Calgary, Alberta**

**MLS # A2143385**



**\$400,000**

<b>Division:</b>	Ogden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	604 sq.ft.	<b>Age:</b>	1914 (110 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*ATTENTION ALL DEVELOPERS & INVESTORS\*** This 25 x 120 &ndash; R-C2 lot nestled in the vibrant and rapidly evolving neighborhood of Ogden. With easy access to Deerfoot, Stoney and Glenmore Trails. Mostly land value only, this property is being sold &ldquo;as-is where-is&rdquo; condition. Excellent location &ndash; close to the Bow River, Schools, Jack Setters Arena, Shopping and Amenities. New Green Line (Lynnwood/Millican Station will be only minutes away (Green Line completion is estimated in 2027).