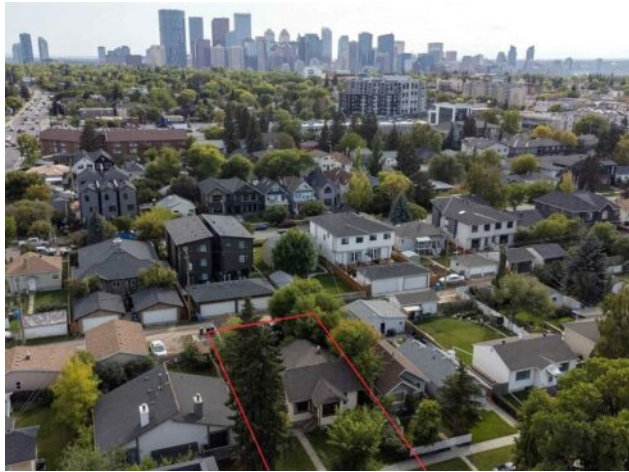


253 19 Avenue NE
Calgary, Alberta

MLS # A2166820



\$699,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1932 (92 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

This Tuxedo park home is a great opportunity - whether you're looking to renovate, rent-out, or re-develop, this property offers lots of possibility for homeowners, investors and developers alike. This well-kept 3 bedroom, 941 sq ft home sits on a large 50'x125' lot which is designated RC-2. This would allow for a new single detached, side-by-side or duplex home to be developed in the future. The location is so desirable! It's just minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park and SAIT. There are also great amenities within walking distance including restaurants, cafes, supermarkets, bakeries and many other convenient services. It also has easy access to transit and driving routes, making getting around town easy! The neighborhood's tree-lined streets, eclectic mix of home styles, and inner-city location make it a popular choice for families, young professionals, and retirees. All that in addition to the amazing investment potential of this home, make it a must see! Call today to learn more!