

**5215 19 Street SW**  
**Calgary, Alberta**

**MLS # A2185920**



**\$850,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s)		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Parquet

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Stucco, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Corner Lot Alert! This picturesque 40' x 122' corner lot sits across from North Glenmore Athletic Park and is ready for redevelopment or to hold for the future. Zoned RCG this lot has lots of options for the future. The hidden gem of a little bungalow home still has some good life left in it. Featuring 2 bedrooms on the main floor, vaulted ceilings and a cute yard with detached garage. This is the perfect location to call home with excellent proximity to Marda Loop, great schools and community parks and facilities you will come to enjoy. Here is your chance to get into the neighbourhood and plan for the future! This corner lot has great exposure with vast open park spaces across the street that flood this location with East & South sunshine. You will get to take in the Blue Sky City in all its splendor! Act now as this home is vacant and ready to go!