



\$ 474,900.00

## 422 19 STREET NW CALGARY

<https://paulbrinton.com>

Exciting RC2 development opportunity in the heart of West Hillhurst with some of the permit work already done. This specific parcel has already been granted the designation of as DUPLEX. This parcel will see the developer who has vision and can think outside the box turn this into a Wonderfull...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1153023

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 18:56:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/17/21

**Lot size:** 4898 sq ft

**Year built:** 1947

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** There are 2 fridges, 2 stoves , one microwave and a toaster oven included

**Lot Features:** Level

**Heating Type:** Fireplace(s),Forced Air,Natural Gas

**Total Parking:** 1

**Flooring:** Hardwood

**Community Features:** Schools Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Full, Suite

**Laundry features:** Common Area

**Levels:** One

**Zoning:** R-C2



**Transaction Type:** For Sale

**Photo Count:** 13

**Unit Exposure:** W

**Suite:** Suite - Legal

**Frontage Metres:** 14.02M 46`0"

**Living Area SF:** 680.00

**Structure Type:** House

**Outbuildings:** Shed

**List Price Square Foot:** \$ 735.15

**Rooms Above Grade:** 4

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric  
Stove,Microwave,Oven,Refrigerator

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.11

**Restrictions:** None Known

