

\$1,085,000 - 3703 19 Avenue Sw, Calgary

MLS® #A2192748

\$1,085,000

5 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

This property is an exceptional find in the highly sought-after Killarney neighbourhood! The 50x120 R-CG corner lot offers a rare and valuable opportunity for both short-term holding and long-term development. An ideal location, situated just steps from the vibrant 17th Avenue and 37th Street, with easy access to an array of shops, restaurants, amenities, and excellent transit options. With the R-CG zoning, this property offers fantastic potential for multi-family development, which is in high demand in this well-established and rapidly developing area. The bungalow features 2 spacious bedrooms, a living room, a dining room, and a kitchen on the main floor. The lower level provides even more space with an ILLEGAL suite featuring 3 additional bedrooms, a full 4-piece bathroom, and a cozy rec room. Don't miss out on this prime location.

Built in 1952

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2192748 |
| Price | \$1,085,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,267 |
| Acres | 0.14 |
| Year Built | 1952 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 3703 19 Avenue Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E0G2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Storage |
| Lot Description | Back Yard, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 34 |
| Zoning | R-CG |

Listing Details

Listing Office

RE/MAX First

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