

# \$875,000 - 721 19 Street Nw, Calgary

MLS® #A2203071

## \$875,000

3 Bedroom, 1.00 Bathroom, 1,017 sqft  
Residential on 0.12 Acres

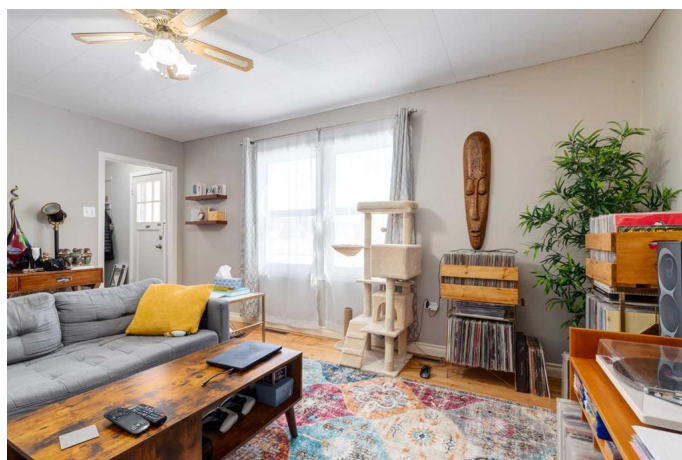
West Hillhurst, Calgary, Alberta

A prime development opportunity! This corner lot is ideally situated across from a park with a playground and features a desirable west-facing backyard. The home includes an updated kitchen with stainless steel appliances, including a fridge, stove, and dishwasher. The renovated bathroom features a relaxing soaker tub. Newer windows and a ceiling fan enhance the spacious living room. The main floor offers a versatile bedroom/den, with two additional bedrooms on the upper level. Conveniently located near an off-leash park, a community centre with an arena, a fitness facility, and outdoor tennis/pickleball courts, this lot also offers walkable access to popular eateries and the vibrant Kensington district, known for its diverse shops, dining, and entertainment options. Buyer must assume the tenant.

Built in 1947

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203071  |
| Price          | \$875,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,017     |
| Acres          | 0.12      |
| Year Built     | 1947      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 721 19 Street Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2J6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Soaking Tub  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Unfinished, Partial  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame, Asbestos  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 45               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                RE/MAX First

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