

# \$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	78
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX First

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