

\$579,000 - 1403 19 Street Ne, Calgary

MLS® #A2265539

\$579,000

4 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.13 Acres

Mayland Heights, Calgary, Alberta

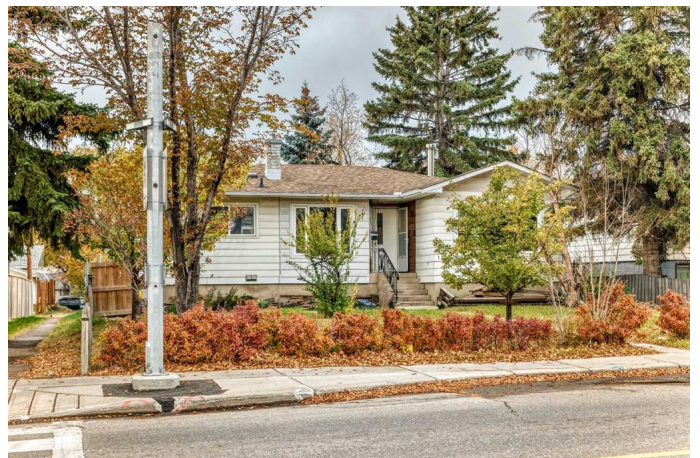
investment opportunity in the neighbourhood of Mayland Heights! This charming bungalow offers a winning combination of R-CG zoning, a good sized lot making it a dream come true for savvy investors like yourself. The property's larger sized lot, coupled with its R-CG zoning, possibilities for future development or income-generating endeavors. The living room, with its large window, wood burning fireplace, and wood floors, is ample space for relaxing or entertaining. The dining room is spacious with another large window, and flows into the kitchen and the hallway. The kitchen is u-shaped, which maximizes the cabinet and cupboard space. The primary bedroom has an attached sun-room, plus two good sized closets and additional built-in storage. The full bathroom has newer tile and accents, and features a large shower. This zoning allows you to optimize your investment returns and capitalize on the property's potential. The basement holds incredible value, housing a fully set-up two-bedroom illegal suite.. Seller has no city permit of basement development . The neighborhood offers a vibrant lifestyle, with nearby parks, and excellent city transit options like the Max Orange (North Crosstown) to UFC and Route 19 to LRT .

Built in 1959

Essential Information

MLS® #

A2265539



Price	\$579,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,149
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1403 19 Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2K1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Refrigerator
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Coal
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Five Star Realty
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