

**6639 19 Street SE**  
**Calgary, Alberta**

**MLS # A2275536**



**\$485,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ogden                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | Bungalow                                                            |               |                   |
| <b>Size:</b>     | 695 sq.ft.                                                          | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 2                                                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                                              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Level, Rectangular Lot, See Remarks |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full             |
| <b>Exterior:</b>   | Stucco           |
| <b>Foundation:</b> | Block            |
| <b>Features:</b>   | See Remarks      |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

CALLING ALL BUILDERS / DEVELOPERS!! This is a prime RCG zoned development opportunity on a quiet street directly across from Sherwood School in the established community of Lynnwood. The flat 50 by 120 foot lot offers excellent usability and is perfectly suited for a duplex infill with secondary suites, subject to City approvals. Lynnwood is one of those classic Calgary neighbourhoods that is quietly gaining momentum with mature trees, strong family appeal, and growing redevelopment activity throughout the area. The community is well positioned for long term upside with the potential future Green Line LRT nearby, adding improved transit access and increased desirability. Residents enjoy quick access to major roadways, nearby shopping and services, and outdoor amenities including Beaver Dam Flats and the Bow River pathway system, as well as Pop Davies Athletic Park. With a school across the street, solid infrastructure, and clear redevelopment potential, this is the kind of lot builders look for in an area that continues to trend in the right direction. Reach out to your favourite Realtor&reg; today to take advantage of this fantastic opportunity!