

\$420,000 - 6609 19 Street Se, Calgary

MLS® #A2233824

\$420,000

0 Bedroom, 0.00 Bathroom,
Land on 0.07 Acres

Ogden, Calgary, Alberta

Builders, developers, and savvy investors â€“
THIS is the opportunity youâ€™ve been
waiting for. All bets are on
Lynnwoodâ€™Ogden being the NEW trending
inner-city SE community, and I believe it!

Build on this affordable R-CG lot with
Development Permit (DP) approved and
Demolition and Building Permit in progress.
Construction should start this August or as
soon as possible. Take advantage of this
yearâ€™s construction season and build a
gorgeous new infill with a legal basement suite
in this historic community.

With easy access to downtown or anywhere in
Calgary via Deerfoot, Glenmore, or Stoney
Trail, the connectivity Ogden offers is
unmatched. Youâ€™re also close to river
pathways, walking trails, off-leash dog parks,
playgrounds, public and catholic schools,
churches, express bus routes, and the highly
anticipated Green Line C-Train, bringing two
new stations to the area in 2027.

Youâ€™ll love the beautiful mature tree
canopy, a true community vibe, and rare
features like a community skating rink, garden
plots, and an OUTDOOR POOL. Itâ€™s a
tight-knit neighbourhood with a mix of
charming older homes and a wave of
brand-new infills going upâ€”plus revitalized
shops, groceries, cafÃ©s, and essentials all
nearby. Clinics, fast food, and everyday



conveniences are just minutes away, making daily life easy and walkable.

There's still time to get in before lot values rise even further. Ogden is a hub of growth and revitalization, with the redevelopment of Ogden Road and George Moss Park underway—featuring tennis courts, baseball fields, and Calgary's first-ever pump track and skatepark.

Best of all, this lot is on a quiet street, close to a school, across from a seniors' residence, and neighbouring a locally owned daycare.

? Approved Plans to build a 1,732 sq ft, 3-bedroom, 2.5-bath 2-storey DETACHED home

? Includes a 816 sq ft LEGAL 2-bedroom, 1 bathroom basement suite for rental income or multi-generational living

? Features 10-ft ceilings, a double detached garage, and a west-facing backyard

The opportunity is NOW! A perfectly laid-out detached home with curb appeal and modern function, nestled in a mature neighbourhood with infrastructure for the future. Whether you plan to build and sell, hold and rent, or live in one suite and rent the other—this lot is ready for your next smart move.

Drive by anytime—or reach out for plans and permit info. Tree-lined street, close to schools, parks, and major routes.

Essential Information

MLS® #	A2233824
Price	\$420,000
Bathrooms	0.00

Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	6609 19 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0P1

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cleared, Low Maintenance Close to Clubhouse, Near Shopping



School Information

District	Calgary Board of Education
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Additional Information

Date Listed	June 26th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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