

# \$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 becoming Calgaryâ€™s  
next trending inner-city SE community, and I  
believe it!

This full-sized R-CG lot is located in the  
established, tree-lined enclave of Lynnwood,  
just steps from future transit, top schools, and  
parks. Development and Demolition Permits  
are already APPROVEDâ€™so you can move  
straight to construction and take full advantage  
of the remaining 2025 build season.

Approved plans are in place for a 1,732 sq ft,  
3-bedroom, 2.5-bath DETACHED 2-storey  
home, plus an 816 sq ft LEGAL 2-bedroom  
basement suite, 10-ft ceilings, a double  
detached garage, and a west-facing backyard.

Recent comparable: A similar new build in  
Ogden sold earlier this month for \$835,000 in  
just six days. That home was over 100 sq ft  
smaller, included only a 1-bedroom legal suite  
(this one has 2), and lacked the premium  
Lynnwood locationâ€™making this project an  
exceptional opportunity to build more value,  
more function, and more long-term appeal.

Whether youâ€™re planning to build and sell,  
hold and rent, or live in one unit and lease the  
other, this shovel-ready lot positions you for  
success.



Permit No : BP2025-13959

## BUILDING PERMIT

ADDRESS:

**6609 19 ST SE**

**DEMOLITION**

THIS CARD MUST BE POSTED CONSPICUOUSLY UNTIL COMPLETION OF  
WORK AT THE LOCATION DESCRIBED ON ABOVE NUMBERED PERMIT

Date: July 22, 2025

  
Janet Turchak

Safety Codes Officer

Designation No: D10955

Lynnwood offers unmatched connectivity and lifestyle appeal. Just minutes from Deerfoot, Glenmore, and Stoney Trail, and close to river pathways, off-leash parks, playgrounds, public and Catholic schools, churches, express bus routes, and the future Green Line C-Train with two stations opening in 2027.

This historic area blends mature tree canopies with infill growth, a skating rink, community garden, and one of Calgary's few outdoor pools. Nearby revitalization includes Ogden Road upgrades and a redeveloped George Moss Park with tennis courts, baseball fields, and Calgary's first pump track and skatepark.

The lot sits on a quiet, family-friendly street, close to a school, across from a seniors' residence, and next to a locally owned daycare.

- Lot Size: 25 ft x 120 ft (3,000 sq ft)
- Zoning: R-CG
- Permits: DP & Demo Approved | Building Permit in Progress
- Planned Build: 1,732 sq ft above grade + 816 sq ft legal suite
- 3 bed / 2.5 bath (main) + 2 bed / 1 bath (suite)
- Double Detached Garage | West-Facing Backyard

Drive by anytime or reach out for plans, permits, and further info. Don't miss your chance to build in one of Calgary's most connected, up-and-coming, and already appreciating communities.

## 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, Close to Clubhouse, Low Maintenance Landscape, Rectangular Lot, Cleared, Near Shopping Center, Near Public Transit |

### School Information

|          |                            |
|----------|----------------------------|
| District | Calgary Board of Education |
|----------|----------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 47              |
| Zoning         | R-CG            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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