

\$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
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Additional Information

Date Listed	June 26th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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