

739 19 Avenue NW

Calgary, Alberta

MLS # A2241938



\$958,859

|             |                                                                            |        |                    |
|-------------|----------------------------------------------------------------------------|--------|--------------------|
| Division:   | Mount Pleasant                                                             |        |                    |
| Type:       | Residential/House                                                          |        |                    |
| Style:      | 2 and Half Storey                                                          |        |                    |
| Size:       | 1,615 sq.ft.                                                               | Age:   | 1912 (113 yrs old) |
| Beds:       | 5                                                                          | Baths: | 3 full / 1 half    |
| Garage:     | Alley Access, Double Garage Detached, Garage Faces Rear                    |        |                    |
| Lot Size:   | 0.10 Acre                                                                  |        |                    |
| Lot Feat:   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, |        |                    |
| Heating:    | Forced Air, Natural Gas                                                    |        | Water: -           |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                             |        | Sewer: -           |
| Roof:       | Asphalt                                                                    |        | Condo Fee: -       |
| Basement:   | Finished, Full                                                             |        | LLD: -             |
| Exterior:   | Vinyl Siding                                                               |        | Zoning: R-CG       |
| Foundation: | Poured Concrete                                                            |        | Utilities: -       |
| Features:   | Walk-In Closet(s)                                                          |        |                    |
| Inclusions: | Garage Door Opener with (2) Remotes.                                       |        |                    |

739 19 Avenue NW | Location Location Location! | RCG Zoned Corner Lot | Prime Inner City Community | Charming 1912 Character Home | 2,339 Sq FT Of Developed Living Area | Beautifully Maintained 2.5 Storey Residence Blends Timeless Heritage With Modern Updates | Main Floor Features Gorgeous Hardwood Floors & Large Windows | Updated Kitchen With A Cozy Dining Area | Upstairs You Will Find On The 2nd Floor Two Generously Sized Bedrooms, Including Bright Primary Suite With Large Ensuite & Walk-In Closet | PLUS! A Finished 3rd Level With Two More Spacious Bedrooms With Skylight Which Lights Up The Stairwell | A Fully Developed Basement With Shared Laundry & Illegal Suite Featuring A Large Bedroom, Kitchenette, 3 PCE Bathroom & Plenty Of Storage | Situated On A Quiet Tree-Lined Street With a 20 minute Walk From SAIT | King George School & Parks | A Rare Inner-City Gem Offering Historic Charm & Comfort In One Of Calgary's Most Desirable Communities | Finished Garage Insulated & Drywalled with convenient 220V Connection & Heated with Gas Overhead Heater The Second Garage Door can be opened and reinstalled for a 2nd vehicle access.