

1013 19 Avenue SE
Calgary, Alberta

MLS # A2292026



\$874,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Ramsay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,433 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: Hot Tub (as is), Electric Fireplace in Living Room

Custom built in 2017 on a 25 x 110 lot with a sunny south-facing backyard, this detached home offers an exceptional opportunity to enjoy an unbeatable inner-city lifestyle in the heart of Ramsay. Just a short walk to Inglewood, the Saddledome, river pathways and downtown, you'll have a wide variety of shops, restaurants and amenities right at your doorstep. The main floor features 10-foot ceilings and luxury vinyl plank flooring, with a welcoming front living room, a spacious central kitchen equipped with stainless steel appliances including a gas range and a large island with seating, and an adjoining dining room that comfortably accommodates a full-sized table. A convenient mudroom and two-piece bathroom complete the level. Upstairs you'll find a generous bedroom with three skylights and direct access to the four-piece bathroom, along with two unique sunrooms: one at the front showcasing city skyline views and another at the back designed so it could easily be converted into a greenhouse if desired. A dedicated laundry room completes the upper level. The fully finished basement offers a cozy family room, an additional bedroom, a full bathroom and a mechanical room featuring a high efficiency furnace, central air conditioning, a heat recovery ventilator for improved air quality and efficiency, and an oversized hot water tank. You'll appreciate the detached double garage, a durable metal roof, sound insulation, a barbecue gas line to the backyard, and more. Ramsay is one of inner-city Calgary's best kept secrets, offering character, convenience and community in an outstanding location. Call your favorite Realtor to arrange a private showing!