



THE
A-TEAM

**RE/MAX
FIRST**

4111 19 Street, Calgary T2L 2B7

MLS®#: **A2134722**

Area: **Charleswood**

Listing Date: **05/23/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **955**
Low Sqft:
Ttl Sqft: **955**

DOM

116
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Level,Private**
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 9`3"
Living Room	Main	17`8" x 11`2"
Game Room	Lower	25`3" x 10`6"
Bedroom - Primary	Main	13`6" x 10`7"
Bedroom	Lower	10`3" x 9`11"
3pc Bathroom	Lower	6`4" x 5`2"

Room	Level	Dimensions
Dining Room	Main	9`8" x 8`9"
Office	Lower	9`11" x 9`6"
Laundry	Lower	15`0" x 9`4"
Bedroom	Main	10`7" x 9`7"
4pc Bathroom	Main	10`0" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9046HO

Zoning:
R-C1

Remarks

Pub Rmks: **Attention first-time homebuyers and investors! This impeccable family home is located in the desirable community of Charleswood and offers almost 2,000 sq.ft. of turn-key living space that awaits your personal touch. With endless opportunities, this home is perfect for moving in as-is, renovating over time, or flipping. It's conveniently located within walking distance to multiple schools, Nose Hill Park, Off-leash Park, Community Centre, Calgary Winter Club, Confederation Park & Golf Course, and just a short commute to downtown, University of Calgary, and SAIT. Additional highlights include a new A/C (2023), water heater (2023), north fence (2022), electrical panel upgrade (2012), roof shingles (2011), Bathfitters tub install and new toilets (2021), dishwasher and microwave (2024), fridge (2020), and updated windows. Don't miss the opportunity to own this beautifully kept home. Schedule a private showing or take a 3D VIRTUAL TOUR today!**

Inclusions: **Shed**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123