



THE
A-TEAM

**RE/MAX
FIRST**

926 19 Avenue, Calgary T2M 0Z5

MLS®#: **A2163068**

Area: **Mount Pleasant**

Listing Date: **09/06/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **3,562 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,178**
Low Sqft:
Ttl Sqft: **2,178**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Level,Many Trees,Street Lighting,Treed**
Park Feat: **Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Pantry,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 11`9"	Dining Room	Main	13`10" x 11`10"
Kitchen	Main	11`5" x 9`3"	Breakfast Nook	Main	13`5" x 9`11"
Family Room	Main	16`3" x 13`0"	2pc Bathroom	Main	5`0" x 4`1"
Sunroom/Solarium	Main	14`11" x 9`0"	Bedroom - Primary	Upper	15`6" x 14`3"
5pc Ensuite bath	Upper	14`0" x 8`10"	Bedroom	Upper	13`4" x 11`3"
4pc Bathroom	Upper	8`2" x 4`11"	Bedroom	Upper	13`0" x 10`0"
Office	Upper	8`6" x 6`2"	Game Room	Basement	20`5" x 18`11"

Storage Den **Basement** **20`5" x 11`1"** **Furnace/Utility Room** **Basement** **11`5" x 7`6"**
Basement **14`5" x 11`2"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**

Legal Desc: **9011910**

Remarks

Pub Rmks: **Welcome to 926 19 Ave NW, a charming 2-storey detached home situated on a desirable southwest corner lot in Mount Pleasant. The beautifully landscaped front yard, enclosed by a low fence and shaded by mature trees, offers ultimate privacy for enjoying the covered front porch. This bright home features all-new triple-pane windows and a skylight, flooding the interior with natural light. The main floor greets you with a private sitting room overlooking the cozy front patio. Step into the formal dining area, which seamlessly flows into the kitchen and spacious family room; all three areas share a cozy 3-sided fireplace. One of the home's standout features is the four-season solarium, offering a sun-filled retreat year-round. The private backyard includes a brick patio and pathway leading to a detached 2-car garage with alley access. Upstairs, the master bedroom is a peaceful haven with south-facing windows, a luxurious 5-piece ensuite, and a walk-in closet. Two additional bedrooms share a 4-piece bath, while the top of the stairs offers a landing perfect for an office or reading nook. The fully finished basement provides ample space for recreation, with a large rec room and two flex rooms ideal for a home office or gym. Detached homes of this size and character are a rare find in Mount Pleasant—schedule your showing today!**

Inclusions: **Alarm system (not monitored), Window Coverings - blinds, Ikea shelving in basement storage room, Closet organization system in small bedroom upstairs, shelving in garage, TV mounts (x2), Water Softener (rental, contract can be assumed)**

Property Listed By: **2% Realty**

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