



THE
A-TEAM

**RE/MAX
FIRST**

461 19 Avenue, Calgary T2M 0Y5

MLS®#: **A2163578**

Area: **Mount Pleasant**

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

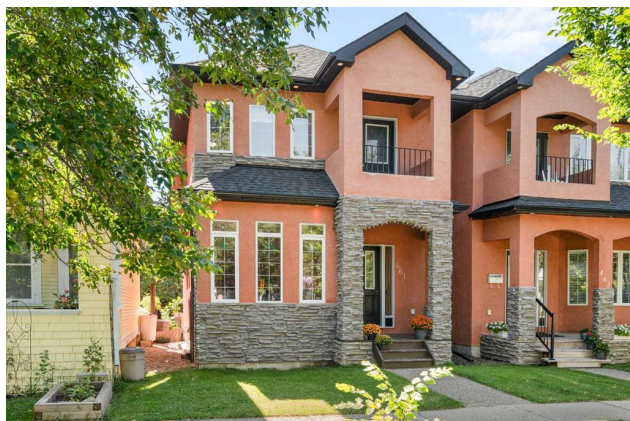
List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,772

Year Built:

2006

Low Sqft:

Ttl Sqft:

1,772

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

25 x 125

DOM

12

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac,Garden,Other

Double Garage Detached,Insulated,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Garage Control(s),Gas Stove,Gas Water Heater,Microwave,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Pantry,Skylight(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 10`8"
Family Room	Main	17`9" x 12`0"
Game Room	Basement	18`2" x 16`10"
Bedroom - Primary	Second	14`2" x 11`11"
Bedroom	Second	12`2" x 10`3"
Bedroom	Basement	10`11" x 9`11"
4pc Bathroom	Second	7`7" x 4`11"

Room	Level	Dimensions
Living Room	Main	21`0" x 14`3"
Laundry	Second	5`5" x 3`2"
Furnace/Utility Room	Basement	12`0" x 5`2"
Bedroom	Second	11`3" x 9`5"
Bedroom	Basement	10`11" x 9`11"
2pc Bathroom	Main	5`3" x 5`1"
4pc Ensuite bath	Second	9`1" x 8`3"

3pc Bathroom

Basement

10`0" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

21290

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to 461 19 Ave NW in wonderful Mt Pleasant! Located on a RARE cul-de-sac in the inner city and opening up to the renovated Balmoral Circus Park (google: Balmoral Circus), you immediately realize that you are situated in a family and pet friendly community. The stylish home boasts 5 bedrooms and 4 baths over 3 fully developed levels and has plenty of space for your growing family. The main level has a fantastic kitchen with granite counter tops, stainless steel appliances, and a family room (with fireplace) that opens out to your spectacular back yard retreat! Out back, relax or entertain on the well thought out deck and a wonderful and sunny mature garden. This south facing private backyard also leads to a double detached garage. The sunny second level hosts your primary bedroom with balcony and 4-piece en-suite. upper laundry area, 2 more bedrooms and a 4 piece bath. The fully developed basement has 2 more bedrooms, a 3 piece bath, family room, and plenty of storage. Close to bus routes or walk/ride to downtown in 30/10 minutes. 10 min walk to the restaurants and shops and North Mount Pleasant Arts Centre at 4th Street. Or 10 min walk to Lina's! And of course, schools and parks are nearby.

Inclusions:
Property Listed By:

none
Coldwell Banker Mountain Central

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

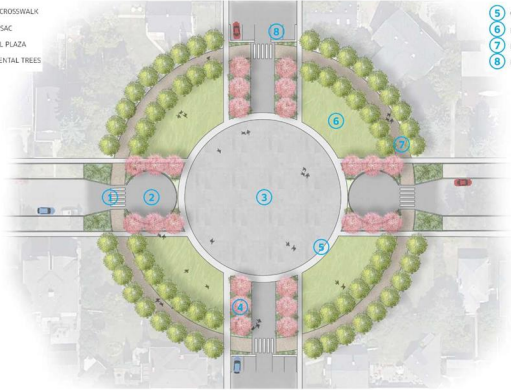








- 1 RAISED CROSSWALK
- 2 CUL-DE-SAC
- 3 CENTRAL PLAZA
- 4 ORNAMENTAL TREES



- 5 CITY SIDEWALK
- 6 LAWN
- 7 PROMENADE
- 8 PARKING



TREE-LINED PROMENADE



LAWN



ORNAMENTAL TREES



TREE-LINED PROMENADE



LAWN



ORNAMENTAL TREES