



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2535 19 Street, Calgary T2T 4X4**

MLS®#: **A2182981**

Area: **Bankview**

Listing Date: **12/13/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**

Lot Information

Lot Sz Ar: **6,383 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped, Rectangular Lot**  
Park Feat: **Single Garage Detached**

DOM

**8**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`9" x 13`2"</b>
<b>Workshop</b>	<b>Basement</b>	<b>12`9" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>22`0" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>17`7" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`3" x 13`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>17`0" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8997GC**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **A rare chance to build in Bankview's premier location! Discover the perfect canvas for your dream home in the highly sought-after neighbourhood of Bankview. Featuring 50' frontage and 127' depth, this opportunity offers the potential to design and build a residence that reflects your unique vision. A new home would offer city skyline views and a west-facing backyard. This quiet street is lined with many modern homes and offers unmatched convenience, a short commute to downtown and moments to the vibrant shops, eateries and businesses of 17th Avenue and Marda Loop.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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



