



THE
A-TEAM

**RE/MAX
FIRST**

2539 19 Street, Calgary T2T4X4

MLS® #: **A2182983**

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: **1955**

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: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

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
Kitchen	Main	12`8" x 12`2"
Living Room	Main	20`10" x 15`4"
Den	Lower	10`8" x 8`0"
Wine Cellar	Basement	4`8" x 4`7"
Bedroom	Upper	12`6" x 9`10"
Bedroom	Lower	14`0" x 10`10"
3pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	12`1" x 9`5"
Family Room	Basement	20`0" x 8`6"
Laundry	Lower	11`9" x 6`2"
Bedroom - Primary	Upper	15`4" x 9`11"
Bedroom	Upper	11`3" x 8`0"
Bedroom	Basement	10`2" x 8`11"
3pc Ensuite bath	Lower	

4pc Bathroom

Basement

Legal/Tax/Financial

Title:

Leasehold

Legal Desc:

Zoning:

R-CG

8997GC

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



