



THE A-TEAM

RE/MAX FIRST

1735 19 Avenue, Calgary T2M1B4

MLS#: A2183643 Area: Capitol Hill Listing Date: 12/16/24 List Price: \$879,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1951
Lot Sz Ar: 5,995 sqft
Lot Shape:
Access: Back Lane, Back Yard, Level, Rectangular Lot
Park Feat: Double Garage Detached, Workshop in Garage

DOM

5
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Hardwood, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Int Feat: No Animal Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Mud Room, Entrance, Walk-In Closet, 4pc Bathroom, Dining Room, Bedroom - Primary, Bedroom, Living Room, Bedroom, Family Room, Kitchen, 4pc Bathroom, Bedroom, Laundry with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2864AF

Remarks

Pub Rmks: **BUILDER'S ALERT!!! | 50X120 R-CG LOT | DOUBLE CAR GARAGE | LOCATED IN DESIRABLE CAPITOL HILL | 4 BED + 2 BATH | SOUTH BACKYARD CALLING ALL BUILDERS & INVESTORS! Welcome to this meticulously & lovingly maintained bungalow, Owner occupied and has an illegal suite in lower level. Main floor has an open concept floor plan with big windows to let in light, hardwood floors throughout, updated kitchen, 2 bedrooms and a 4pc bathroom. Separate entrance leading to the lower level has 2 bedrooms, a family room, kitchenette area and a full 4pc bathroom. Huge South backyard with potential to build multiple suites under the new proposed Citywide Re-Zoning subject to the city approval. Backyard includes a play house and large shed plus a double detached garage. (One side of the garage is developed into a workshop) Close to University of Calgary, SAIT and downtown. Excellent home and lot in a prime location.**

Inclusions:
Property Listed By: **Shed
MaxWell Capital Realty**

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







