



THE
A-TEAM

**RE/MAX
FIRST**

1519 19 Avenue, Calgary T2M 1A9

MLS®#: **A2190947**

Area: **Capitol Hill**

Listing Date: **02/27/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **963**
Low Sqft:
Ttl Sqft: **963**

DOM

0

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Laminate Counters,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Upper	32`7" x 32`0"
Living Room	Upper	53`10" x 53`1"
Laundry	Basement	28`5" x 23`6"
Balcony	Main	38`7" x 12`4"
Bedroom	Main	30`11" x 27`1"
4pc Bathroom	Basement	25`8" x 16`2"
2pc Ensuite bath	Main	16`2" x 15`4"

Room	Level	Dimensions
Dining Room	Upper	29`6" x 21`7"
Foyer	Lower	24`7" x 21`1"
Balcony	Upper	53`7" x 11`3"
Bedroom - Primary	Main	53`10" x 32`7"
Bedroom	Basement	49`3" x 29`9"
4pc Bathroom	Main	25`2" x 22`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2864AF

Remarks

Pub Rmks: **Perfect Opportunity for Inner City Living at an Affordable Price! Discover an exceptional chance to call this charming property home, ideally situated in a fabulous inner city cul-de-sac location, just minutes away from shopping, transportation, SAIT, the University of Calgary, C-train station, Confederation Park, daycares, and schools, this location offers unparalleled convenience for urban living. This unique layout features a total of 3 bedrooms and 2.5 bathrooms. As you walk in you will be greeted by the open bright foyer space. Step up into the large U-shaped kitchen, that seamlessly integrates with the living and dining areas, showcasing a breakfast bar, stainless steel appliances, stylish countertops, and shaker-style cabinetry adorned with a stunning blue mosaic tile backsplash. The dining room is bathed in natural light, providing ample space for a large table, perfect for family gatherings or entertaining friends. The spacious living room is the highlight of the home, complete with a cozy corner wood burning fireplace with stone surround and patio doors leading out to your own private deck, perfect for outdoor relaxation. The generously sized master bedroom offers a private 2-piece ensuite and additional patio doors that lead to a south-facing deck, enhancing your living experience. The second bedroom on this level is versatile, making it perfect for use as an office, den, or second bedroom. On the lower level, you will find a spacious third bedroom featuring an expansive window that floods the space with natural light, a full 4-piece bathroom, and a finished laundry room equipped with ample storage. This property also includes a single attached oversized garage and additional off-street parking for two vehicles on the inter-locking brick driveway. The fully fenced south-facing backyard is a delightful retreat, featuring a charming brick patio, ideal for entertaining or enjoying quiet evenings outdoors. This property is truly a must-see! Don't miss this fantastic opportunity for affordable inner-city living. For further details, please refer to the attached specifications sheet outlining improvements and upgrades made over the years. We look forward to welcoming you to your new home! Book your viewing today! OPEN HOUSE 10 AM TO NOON SATURDAY MARCH 1, 2025, AND 1PM TO 3 PM ON SUNDAY MARCH 2, 2025.**

Inclusions:
Property Listed By:

**Shed, all shelving
RE/MAX House of Real Estate**

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







