

739 19 Avenue NW

Calgary, Alberta

MLS # A2241938



\$958,859

|             |                                      |            |      |
|-------------|--------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas              | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood       | Sewer:     | -    |
| Roof:       | Asphalt                              | Condo Fee: | -    |
| Basement:   | Finished, Full                       | LLD:       | -    |
| Exterior:   | Vinyl Siding                         | Zoning:    | R-CG |
| Foundation: | Poured Concrete                      | Utilities: | -    |
| Features:   | Walk-In Closet(s)                    |            |      |
| Inclusions: | Garage Door Opener with (2) Remotes. |            |      |

739 19 Avenue NW | Location Location Location! | RCG Zoned Corner Lot | Prime Inner City Community | Charming 1912 Character Home | 2,339 Sq FT Of Developed Living Area | Beautifully Maintained 2.5 Storey Residence Blends Timeless Heritage With Modern Updates | Main Floor Features Gorgeous Hardwood Floors & Large Windows | Updated Kitchen With A Cozy Dining Area | Upstairs You Will Find On The 2nd Floor Two Generously Sized Bedrooms, Including Bright Primary Suite With Large Ensuite & Walk-In Closet | PLUS! A Finished 3rd Level With Two More Spacious Bedrooms With Skylight Which Lights Up The Stairwell | A Fully Developed Basement With Shared Laundry & Illegal Suite Featuring A Large Bedroom, Kitchenette, 3 PCE Bathroom & Plenty Of Storage | Situated On A Quiet Tree-Lined Street With a 20 minute Walk From SAIT | King George School & Parks | A Rare Inner-City Gem Offering Historic Charm & Comfort In One Of Calgary's Most Desirable Communities | Finished Garage Insulated & Drywalled with convenient 220V Connection & Heated with Gas Overhead Heater The Second Garage Door can be opened and reinstalled for a 2nd vehicle access.