



**GRASSROOTS**  
REALTY GROUP

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**522 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2217315**



**\$875,000**

|                  |                        |               |                    |
|------------------|------------------------|---------------|--------------------|
| <b>Division:</b> | Cliff Bungalow         |               |                    |
| <b>Type:</b>     | Residential/House      |               |                    |
| <b>Style:</b>    | 2 and Half Storey      |               |                    |
| <b>Size:</b>     | 1,673 sq.ft.           | <b>Age:</b>   | 1910 (115 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half    |
| <b>Garage:</b>   | Single Garage Detached |               |                    |
| <b>Lot Size:</b> | 0.07 Acre              |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                    |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                       | <b>Zoning:</b>    | M-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features |                   |      |

**Inclusions:** None

Welcome to 522, where location and legacy converge. Situated in the heart of Cliff Bungalow, this 1910 gem received a thoughtful contemporary update in the early 2000s, seamlessly blending historic character with architectural sensibilities. Vaulted ceilings and an open-concept plan set the tone, preserving the home's original proportions while inviting fresh air and natural light throughout the main floor. The generous living and dining spaces flow effortlessly into a kitchen primed for today's culinary potential. This level also provides a 2pc bathroom for everyday ease. Up on the second floor there are two very generous bedrooms, and the primary boasts a southern patio. The bathroom offers a large tub and walk-in shower next to bedroom two. The spiral staircase takes you up to the third floor and loft-like vaulted room, perfect for a cozy movie or working from home. The basement provides an ample sized rec room, lots of storage and laundry as well as a 3pc bathroom. Outside a private backyard and oversized single garage for a secluded outdoor getaway in the heart of the city and convenience. Beyond its walls, Cliff Bungalow offers unparalleled convenience—walk to cafés, shops, the Beltline, and the river pathways in minutes. Whether you choose to update, renovate, or rebuild, this location delivers endless opportunity. Discover the timeless appeal of 522: a piece of Calgary history, once refreshed and ready for its next chapter of urban living and creative potential.