



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

619 1 Avenue NW
Calgary, Alberta

MLS # A2224840



\$750,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,152 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: French Door, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: None

Situated in the heart of historic Sunnyside, this charming 1½ storey home, built in 1910, offers a rare opportunity to enjoy the character of a bygone era with the vibrancy of inner-city living. Thoughtfully preserved, the home features many original details that speak to its heritage—exposed brick, a glass French door, original hardwood floors, a classic cast iron tub, crystal door knobs and cozy sloped ceilings on the second floor. The welcoming front porch and mature landscaping add to the home’s timeless appeal. The basement offers great potential development because of its unusually high ceiling. The south-facing backyard is bright and private, offering a peaceful retreat just steps from downtown. A newer oversized double detached garage, built in 1989, that can be accessed from the back lane, provides ample storage and off-street parking—an uncommon find in this established neighbourhood. Sunnyside is one of Calgary’s oldest communities, known for its deep roots, strong sense of community, and exceptional walkability. From the Bow River pathways and McHugh Bluff to the Sunnyside LRT station and the shops and cafés of Kensington, everything you need is just a short stroll away. This is a rare chance to own a piece of Calgary’s history while enjoying all the benefits of contemporary urban life.