



**GRASSROOTS**  
REALTY GROUP

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**739 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2233219**



**\$958,859**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 | 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 5 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.