1405 19 Avenue NW
Calgary, Alberta

MLS # A2244803

$675,000

Division:	Capitol Hill
Type:	Residential/House
Style:	1 and Half Storey
Size:	1,115 sq.ft.
Age:	1947 (78 yrs old)
Beds:	3
Baths:	1
Garage:	Alley Access, Double Garage Detached
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions:	N/A

Nestled on a generous 40' x 120' south-facing lot, this delightful home offers an incredible opportunity in one of Calgary's most desirable inner-city neighborhoods. Just steps from the community centre, playgrounds, parks, and the scenic pathways of Confederation Park, the location is ideal for active families and urban professionals alike. The main floor is warm and welcoming, featuring a bright front living room, a functional kitchen, and a spacious family room at the rear that's bathed in natural light. A versatile flex room can serve as a third bedroom or formal dining space, while a full four-piece bathroom completes the layout. Upstairs, you'll find two generously sized bedrooms with charming character—perfect for a private "kids-only" retreat or cozy sleeping quarters. The lower level offers laundry facilities and abundant storage space. Outside, enjoy the sun-soaked south backyard with a large deck ideal for entertaining, plenty of space for kids to play, and a hidden garden that flourishes with vegetables and berries. An extra large (22 x 22) double detached garage provides secure parking for your vehicles along with plenty of room for your gear. Whether you're looking to move in, invest, or build your dream home, this property offers exceptional value and potential in a prime location. Don't miss out—contact us today for more details!