



**GRASSROOTS**  
REALTY GROUP

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**2141 19 Avenue  
Didsbury, Alberta**

**MLS # A2245033**



**\$469,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

HOME SWEET HOME! CALLING ALL HOME BUYERS AND INVESTORS! This is your amazing and rare opportunity to own a beautifully maintained bungalow with a LEGAL BASEMENT SUITE in the charming town of Didsbury just a short drive to Airdrie and Calgary. Heading inside you will love the sun-drenched floor plan with vinyl plank flooring and stylish finishing's. The main floor offers a bright and spacious living room complimented by a cozy gas fireplace, large foyer, formal dining area and a beautiful kitchen featuring full appliances, trendy backsplash, a pantry and tons of cabinet space. Completing this floor is a generous sized bedroom, an office/den with access to the deck, a wonderful 4 piece bathroom and the magnificent primary retreat. The LEGAL BASEMENT SUITE is the perfect mortgage helper offering an open concept layout with a massive kitchen with stainless steel appliances and ample counter and cabinet space, a formal dining area, spacious living room/ recreation room area, a laundry room, a large bedroom and a fantastic 4 piece bathroom. This home was moved from Calgary with a new foundation built 8 years ago with in-floor heating in the basement with 3 zones, new mechanical room and newer windows. Outside, you will find the great-sized, fenced backyard with a deck, patio area, a double detached garage and a parking pad that can accommodate 2 additional vehicles. You can't beat this location in a quaint town that offers small town living with lots of shopping options, restaurants, green spaces, playgrounds, schools and quick access to Airdrie and less than an hour drive to Calgary. Both the main floor and the legal basement suite are currently leased month to month. Contact us for additional details if you're interested. Book your private viewing of this GEM today!

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