



**GRASSROOTS**  
REALTY GROUP

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**1012 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2245612**



**\$599,900**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Separate Entrance		

**Inclusions:** none

Situated in one of Calgary's most vibrant and historic inner-city communities, this character-filled home in Ramsay offers a rare opportunity for buyers seeking location, flexibility, and future upside. The property must either be restored to its original configuration as a single-family home or, if desired, convert the illegal upper suite into a conforming secondary suite, subject to city approval. Currently set up with additional living areas, the home provides excellent potential for redevelopment or personal customization. With charming curb appeal, a walkable location near parks, cafés, and downtown, and a neighborhood known for its artistic energy, this property is ready for your vision. Whether you're a homeowner, investor, or renovator — seize the chance to build in a community where opportunity meets creativity.