



GRASSROOTS
REALTY GROUP

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

458 19 Avenue NW
Calgary, Alberta

MLS # A2250215



\$755,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1942 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Stone Counters		

Inclusions: N/A

Welcome to this charming, fully renovated home in the highly sought-after and established community of Mount Pleasant. From the moment you arrive, the inviting large front porch sets the tone for this warm and welcoming property. Step inside to a spacious foyer and living room, perfect for both relaxing and entertaining. The heart of the home is the beautifully renovated kitchen, featuring modern finishes and an ideal layout for everyday living. The main level is complete with two well-appointed bedrooms and a stylish 4-piece bathroom with dual vanity. Upstairs, the developed attic offers versatile space that could serve as a children's play area, cozy reading nook, or additional storage. The fully finished non-conforming lower level is designed for entertaining, with a media area, wet bar, non-conforming third bedroom, and 3-piece bathroom. Step outside to enjoy the large backyard, perfect for summer gatherings, and take advantage of the oversized double detached garage for parking and storage. Located just minutes from downtown Calgary, this home combines modern updates with timeless charm, all in one of the city's most desirable inner-city neighborhoods.