



GRASSROOTS
REALTY GROUP

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1412 19 Street NE
Calgary, Alberta

MLS # A2250618



\$499,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: None

Amazing Opportunity! This 5-bedroom, original owner, bungalow in Maryland Heights is loaded with potential and ready for your vision. Set on a large 50-ft wide lot with a separate rear entrance, this property is ideal for adding a secondary suite or creating a multi-generational home. The main floor offers three bedrooms along with a spacious living room, dining room, full bathroom and kitchen, while the lower level includes two additional bedrooms, full bathroom, a generous recreation room, plenty of storage, and great potential. An oversized single-car detached garage and extra parking pad add functionality and options. With updates needed mainly of a cosmetic nature, this is the perfect opportunity for investors, renovators, or handy buyers to unlock incredible value in a sought-after Calgary community.