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905 19 Avenue NW Calgary, Alberta

MLS # A2261032



\$449,900

Mount Pleasant Division: Residential/House Type: Style: Bungalow Size: 909 sq.ft. Age: 1911 (114 yrs old) **Beds:** Baths: Garage: Parking Pad Lot Size: 0.07 Acre Lot Feat: Rectangular Lot

Heating: Water: Forced Air Floors: Sewer: Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Partial, Unfinished **Exterior:** Wood Frame, Wood Siding Zoning: R-CG Foundation: **Poured Concrete Utilities:**

Features: See Remarks

Inclusions: None

Welcome to this bungalow situated on a deep lot with a sunny south-facing backyard, in an outstanding neighborhood. The main level features a spacious living area with a cozy fireplace, an open-concept kitchen with cabinetry and appliances, and a dining area perfect for family gatherings. A generously sized primary bedroom, two additional well-appointed bedrooms, and a full 4-piece bathroom complete this level, ensuring both comfort and functionality. Step outside to the south backyard, an ideal space for relaxation and outdoor entertaining. Notable upgrades have been thoughtfully completed, including a newer hot water tank, a high-efficiency furnace, laminated flooring, and PEX piping. With an exceptional location, this home is close to schools, Confederation Park, walking paths, playgrounds, and year-round recreation. You'll also enjoy being minutes from SAIT, SAJA, the Trans-Canada Highway, and downtown. The area offers endless amenities—North Hill Centre with groceries, shops, and fitness; trendy cafés, bakeries, and restaurants along 16th Avenue and Kensington; the Calgary Winter Club for recreation; nearby golf courses; and quick access to public transit, including the LRT. Book your private showing today!