



GRASSROOTS
REALTY GROUP

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905 19 Avenue NW
Calgary, Alberta

MLS # A2261032



\$449,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	909 sq.ft.	Age:	1911 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Gravity	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
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!