



GRASSROOTS
REALTY GROUP

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6219 19 Street SE
Calgary, Alberta

MLS # A2264428



\$585,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,515 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-S		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	Shed		

Welcome to this well-cared-for bi-level home, ideally located on a generous 50' x 120' lot in a quiet cul-de-sac in the heart of Ogden. Enjoy exceptional privacy with no neighbours in front or to one side—just peaceful green space and open views. Plus, the future Green Line LRT will conveniently pass through Ogden, adding even more accessibility and value to this fantastic location. The main floor features a bright and spacious family room complete with a cozy fireplace, perfect for relaxing evenings. Adjacent is a large dining room featuring a beautiful built-in china cabinet, offering plenty of additional cabinet and display space, along with a charming built-in phone desk ideal for added storage or a compact workspace. The kitchen is functional and well laid out, with the laundry area conveniently located just off the kitchen for everyday ease. Two bedrooms on the main floor include a comfortable primary suite with a 2-piece ensuite, along with a full 4-piece main bathroom. The fully developed lower level offers even more living space, including a third bedroom, a 3-piece bathroom, a spacious recreation room with a second fireplace, and a bright sunroom. This level also provides direct access to the double attached garage, offering plenty of room for vehicles, storage, or workshop needs. Step outside to enjoy the expansive deck, perfect for entertaining or relaxing. Below the deck, you'll find an extensive enclosed storage area—ideal for tools, seasonal items, or outdoor equipment. The backyard also features a dedicated fire pit area, perfect for cozy evenings under the stars. The property includes a detached single garage currently set up as a workshop, plus rear lane access with ample fenced RV parking and a gate for easy access. Available for immediate possession and proudly offered for the first time, this unique and spacious home truly has so much

to offer. Book your private showing today and experience it for yourself!