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739 19 Avenue NW Calgary, Alberta

MLS # A2264936



\$958,859

Mount Pleasant

Residential/House Type: Style: 2 and Half Storey Size: 1,615 sq.ft. Age: 1912 (113 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Alley Access, Double Garage Detached, Garage Faces Rear Lot Size: 0.10 Acre Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Lot Feat:

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding R-CG Foundation: **Poured Concrete Utilities:**

Division:

Features: Walk-In Closet(s)

Inclusions: Garage Door Opener with (2) Remotes.

739 19 Avenue NW | Location Location Location! | RCG Zoned Corner Lot | Prime Inner City Community | Charming 1912 Character Home | 2,339 Sq FT Of Developed Living Area | Beautifully Maintained 2.5 Storey Residence Blends Timeless Heritage With Modern Updates | Main Floor Features Gorgeous Hardwood Floors & Large Windows | Updated Kitchen With A Cozy Dining Area | Upstairs You Will Find On The 2nd Floor Two Generously Sized Bedrooms, Including Bright Primary Suite With Large Ensuite & Walk-In Closet | PLUS! A Finished 3rd Level With Two More Spacious Bedrooms With Skylight Which Lights Up The Stairwell | A Fully Developed Basement With Shared Laundry & Illegal Suite Featuring A Large Bedroom, Kitchenette, 3 PCE Bathroom & Plenty Of Storage | Situated On A Quiet Tree-Lined Street With a 20 minute Walk From SAIT | King George School & Parks | A Rare Inner-City Gem Offering Historic Charm & Comfort In One Of Calgary's Most Desirable Communities | Finished Garage Insulated & Drywalled with convenient 220V Connection & Heated with Gas Overhead Heater The Second Garage Door can be opened and reinstalled for a 2nd vehicle access.