



GRASSROOTS
REALTY GROUP

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5248 19 Avenue NW
Calgary, Alberta

MLS # A2265159



\$500,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,044 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Shed, Moveable Kitchen Island

Tucked away in the heart of Montgomery, this inviting inner-city home combines location, comfort, and flexibility in one smart package. Just minutes from downtown and a short stroll to the Bow River and Bowmont Park, you'll enjoy weekend walks, bike rides, and mountain views right at your doorstep — all from a property well above the flood zone. Inside, the home feels bright and welcoming with over 1,900 square feet of total living space and a layout designed for living! The main floor features stylish luxury vinyl flooring and an open-concept living area anchored by a classic wood-burning fireplace — the perfect spot to unwind on a cool Calgary evening. The kitchen offers plenty of workspace with Butcher block counters, white cabinets, stainless steel appliances, and a gas stove ready for serious cooking. Upstairs, you'll find three comfortable bedrooms, including a primary suite with its own two-piece ensuite. Step outside from the main bedroom to a private deck — an ideal retreat for morning coffee, evening BBQs, or summer nights surrounded by mature greenery. Downstairs adds flexibility with a spacious recreation area and a huge fourth bedroom that can easily double as a guest suite, home office, or studio. With its separate access potential, this level could also be adapted for a future rental or in-law space (Future suite development is subject to City of Calgary approval and required permits.). The property has seen thoughtful updates over the years, including new windows throughout, a newer roof, an updated front deck, and sliding patio doors. Everything feels fresh, solid, and move-in ready. Set in one of Calgary's most connected communities, you're minutes from schools, shops, Market Mall, and the easy escape west to the mountains. Whether you're looking for a first home, an income property, or a place

with room to grow, this Montgomery address delivers exceptional value and timeless appeal.