



**GRASSROOTS**  
REALTY GROUP

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**421 19 Avenue NE**  
**Calgary, Alberta**

**MLS # A2274869**



**\$699,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	work benches in the garage		

OPEN HOUSE SUNDAY DECEMBER 14 FROM 1 TO 3 . Meticulously restored and thoughtfully maintained, this charming home sits on a sunny, extra-deep south-facing 50 foot lot in Winston Heights. Natural light sparkles throughout this lovely bungalow. The main floor blends classic craftsmanship with contemporary updates, featuring custom fir doors, casings and baseboards. The open living/dining room with large front window flows into a newer Denca kitchen (2001). There are two large, sunny bedrooms on the main floor. Renovated (2016) main floor bathroom includes a stand alone shower with rain shower head and vessel sink. Flat ceilings and oak hardwood floors complete the welcoming first level. Bright and inviting, the basement has large egress windows clad in the same quality fir casings as the main floor. The family room is outfitted with custom oak cabinets and bookshelves. If you wish, a third bedroom could easily be added to this level. The spacious bathroom really is spa like with high-end Riobel fixtures including a soaker tub, steam shower and large windows. There is in-floor heat throughout the basement family room and bathroom. A large laundry room and furnace room complete this level. The south-facing backyard features a pergola, concrete patio and raised garden beds—perfect for hosting, relaxing in the sun and gardening. There is a single detached garage or space to build a new garage or carriage house! Recent renovations include all-new mechanical and wiring (2012/2013), windows (2016), new concrete driveway and patio (2020) with space for 2 cars, sewer line replaced (2024). Located steps to Mountview School, the Italian Supermarket, green space and all amenities, this is an incredible inner city location. This home combines timeless charm with modern convenience—schedule a showing today to

experience its warmth, light, and thoughtful upgrades."