



811 19 Avenue NW  
Calgary, Alberta

MLS # A2276938



**\$869,900**

**Division:** Mount Pleasant

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,370 sq.ft. **Age:** 1945 (81 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Double Garage Detached

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, Back Yard, Low Maintenance Landscape, Private

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** Fridge x 2, Stove x2, Hood fan x 2, Dishwasher x 2, Washer, Dryer, All window coverings

OPEN HOUSE SUN JAN 11 2-4PM | Exceptional opportunity in desirable West Mount Pleasant with this attractive raised bungalow perched on a 50 x 120 South facing lot. This large and meticulously maintained home features many thoughtful upgrades and offers a multitude of potential with 1,370 Sq.Ft. above grade including 3 bedrooms and 2 bathrooms up. The basement features an illegal suite with separate entrance. The exterior is solid and well manicured with newer concrete stairs, parging, roof and mostly updated windows. There is a nice detached double garage and newer fence to the South and East. Live, rent, renovate, redevelop or all of the above on your own schedule. This is a unique opportunity in a coveted neighbourhood steps to SAIT, King George School, Rosedale School, various recreational amenities and parks. This one won't last, book your private viewing today.