



GRASSROOTS
REALTY GROUP

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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.