



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3229 19 Avenue SE
Calgary, Alberta

MLS # A2283817



\$579,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Rear Drive, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Nicely renovated 5-bedroom bungalow plus den, fully renovated throughout and featuring an illegal suite. Situated on a full 50 ft lot, this home includes a triple detached heated garage and a concrete RV parking pad. Extensive upgrades include all newer windows and doors, vinyl plank flooring throughout, and 24" x 24" glossy tile in the main-floor kitchen. Both kitchens are finished with quartz countertops, and the home offers two sets of washers and dryers. Major updates include newer shingles on both the house and garage, a high-efficiency furnace, hot water tank, and a brand-new sewer line valued at over \$15,000. Excellent location close to all amenities—an outstanding opportunity for a growing family.