



**1210 19 Avenue NW  
Calgary, Alberta**

**MLS # A2297046**



**\$680,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Capitol Hill   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                      |               |                   |
| <b>Size:</b>     | 1,034 sq.ft.   | <b>Age:</b>   | 1947 (79 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Rear Drive                     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot, Street Lighting |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Crawl Space                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home |                   |      |

**Inclusions:** 1 GARAGE DOOR OPENER

CUTE AND COZY 1 1/2 STOREY HOME ON A 44' FRONTAGE x 120 LOT! Main and up are 1034 sq/ft. Main floor has a super sunny living room, dining room, an eat in kitchen, office, 4 pce bath, and main floor laundry. The upstairs has 2 bedrooms plus a storage area. Brand new furnace ( Dec 24, 2025 ). There is a double garage. Location! Location! close to Northhill Shopping Centre , Sait, Confederation Park, University, easy access to Downtown.