



926 19 Avenue NW  
Calgary, Alberta

MLS # A2298073



**\$799,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,178 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Ma		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Alarm system (not monitored), Window Coverings - blinds, Ikea shelving in basement storage room, Closet organization system in small bedroom upstairs, shelving in garage, TV mounts, Water Softener (rental, contract can be assumed)

Welcome to 926 19 Ave NW, a charming 2-storey detached home set on a desirable southwest corner lot in the sought-after community of Mount Pleasant. Surrounded by mature trees and a beautifully landscaped yard, the front fencing creates a private setting to enjoy the inviting covered front porch. Inside, this bright and welcoming home is filled with natural light from all-new triple-pane windows and a skylight above. The main floor begins with a cozy front sitting room overlooking the private patio, then flows seamlessly into the formal dining area, kitchen, and spacious family room—all anchored by a warm 3-sided fireplace. A standout feature is the four-season solarium, offering a sun-filled retreat you can enjoy year-round. Step outside to the private backyard, complete with a brick patio, pathway, and a detached double garage with convenient alley access. Upstairs, the primary bedroom offers a peaceful escape with south-facing windows, a walk-in closet, and a well-appointed 5-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level, along with a versatile bonus area ideal for a home office or reading nook. The fully finished basement expands your living space with a large rec room and two flexible rooms perfect for a home office, gym, or hobby space. A rare opportunity to own a detached home of this size and character in Mount Pleasant.