



**1, 406 19 Avenue NE**  
**Calgary, Alberta**

**MLS # A2303038**



**\$499,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Welcome to this bright and beautiful front unit featuring 2 bedrooms, 2.5-bathrooms in this highly sought-after location. With almost 1,400 sq. ft. of well-designed living space, this property offers exceptional comfort and style. Gorgeous acrylic stucco, stone work aggregate walkways and mature trees, give this home amazing curb appeal. Both master bedrooms feature their own 4-piece ensuite bathrooms and large walk in closets, making it ideal for privacy and convenience. Enjoy the beautiful downtown skyline view from the front bedroom. The main floor is graced with stunning hardwood floors and a cozy gas fireplace that adds warmth and charm. 9-foot ceilings throughout the main level provide an open, airy atmosphere. The kitchen is a dream with ample storage, a huge pantry, loads of counter work space, stainless steel appliances, and beautiful granite countertops, along with a generous sized dining area perfect for dinner parties. The home is equipped with a vacuflor system, including attachments as well. Outside, you can have a BBQ off your front porch, which is very private with the beautiful trees. You will also find a detached garage offering a single titled parking space, perfect for those cold winter months. There is additional street parking available for guests and one guest parking spot in the back. The full basement, though unfinished, is full of potential, with a large window providing natural light, rough in for bathroom and the possibility for your future needs. New hot water tank installed in 2026. Don't miss the opportunity to make this wonderful home yours. Schedule a viewing today!