



GRASSROOTS
REALTY GROUP

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

4111 19 Street NW
Calgary, Alberta

MLS # A2134722



\$679,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Charleswood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 955 sq.ft. | Age: | 1959 (65 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached, Oversized | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Private | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage | | |

Inclusions: Shed

Attention first-time homebuyers and investors! This impeccable family home is located in the desirable community of Charleswood and offers almost 2,000 sq.ft. of turn-key living space that awaits your personal touch. With endless opportunities, this home is perfect for moving in as-is, renovating over time, or flipping. It's conveniently located within walking distance to multiple schools, Nose Hill Park, Off-leash Park, Community Centre, Calgary Winter Club, Confederation Park & Golf Course, and just a short commute to downtown, University of Calgary, and SAIT. Additional highlights include a new A/C (2023), water heater (2023), north fence (2022), electrical panel upgrade (2012), roof shingles (2011), Bathfitters tub install and new toilets (2021), dishwasher and microwave (2024), fridge (2020), and updated windows. Don't miss the opportunity to own this beautifully kept home. Schedule a private showing or take a 3D VIRTUAL TOUR today!