



**926 19 Avenue SW  
Calgary, Alberta**

**MLS # A2143395**



**\$925,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Low Maintenance Landscape, Level, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Fridge - Basement, Freezer - Basement, Electric Range - Basement, Dishwasher - Basement, Washer - Basement, Dryer- Basement

Welcome to this fully renovated character home in the heart of Lower Mount Royal, nestled on a peaceful tree-lined street. With a fully separate illegal basement suite and 3 bedrooms in the main house, rental income of \$4,700/month can easily be generated. This is a true legacy property to cherish and have in your portfolio. Professionally designed and renovated by House Crush Design Studio, every detail of this home has been thoughtfully revitalized and curated. Upon entering, the main floor welcomes you with high ceilings, exquisite millwork, and expansive windows that bathe the space in natural light. The dining area, ideal for entertaining, seamlessly flows into a kitchen offering contemporary flair with sleek black cabinetry, quartz countertops, a gas range, and open shelving. A stunning main floor powder room adds a touch of whimsy and convenience with laundry attached. The extra room at the rear of the house provides versatility catering to your lifestyle needs &ndash; a home office, mudroom, yoga room or cozy reading nook. Heading upstairs, you will find 3 bedrooms including a primary suite with dual walk-in closets with a center vanity. The additional 2 bedrooms provide ample space for family or guests. The lower level boasts a fully separate illegal suite, also renovated to impeccable standards, presenting an excellent opportunity for rental income, AirBnB hosting, or a personalized workspace for a live/work set-up. This lower level was designed in a way that could be simply reclaimed to be part of the main house again if the new owner wanted (the owner would have this done before possession if the new owner asked). One of the most special features of this home is the backyard oasis surrounded by mature trees, ideal for relaxing or hosting alfresco dinner parties. Imagine enjoying your own private yard all while being just steps from 17 Avenue.

This home places you in the heart of Calgary's most sought-after neighborhood, surrounded by boutique shopping, trendy eateries, and charming cafes. Completing the property is an oversized detached garage, easily convertible to a double, to accommodate your parking and storage needs. Whether you're looking for a family home with rental or AirBnB income potential, a versatile work-live space or an incredible investment, this property is a rare find in an unbeatable location.