



2526 19 Street SW
Calgary, Alberta

MLS # A2145527



\$1,350,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow, Up/Down		
Size:	1,718 sq.ft.	Age:	1950 (74 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island		

Inclusions: sectional in lower level + see private remarks

Rare Opportunity to acquire this hard to find LARGE BUNGALOW with a LEGAL SUITE! Great LOCATION on a LOW TRAFFIC street in Inner City Neighborhood of Bankview & backing onto a Park. Features a 1718 sq. Main Floor Plan with 2 Bedrooms PLUS 2 more in the Lower level. Generously sized Living Room with Gas Fireplace + Built In storage adjoins the Large Open Concept Kitchen & Dining Area. Plenty of Granite Counter workspace + Island Seating making meal prep & entertaining easy + convenient. Access here to the private Deck with City View. Primary Bedroom with 5 Piece Ensuite including dual sinks, Jetted Tub + Separate Shower. Another Bedroom + Full Bathroom completes this floor. Loads more Living Space in the Lower Level with 2 Bedrooms, (1 with an En-Suite), Rec Room with Fireplace, 2 pce. Bathroom + Laundry. A Legal Lower Suite with separate access discreetly located at the front. Comprising 1 Bedroom, Kitchen, Living Area, Full bath + Laundry, it's a perfect set up for added Income, relatives or care giver. Mechanicals offer 4 separately Zoned areas heated by Boiler as well as Central Air Conditioning. Fully Fenced Front + Rear Yards. Double, Insulated Garage is OVERSIZED with Additional Parking on adjacent pad. Excellent walkability to parks, shops, Marda Loop & Quick Access to Crowchild & Downtown! Currently tenant occupied.