



**3516 19 Street NW**  
**Calgary, Alberta**

**MLS # A2151323**



**\$778,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Enjoy your new bungalow in Collingwood, where comfort and style unite! This meticulously maintained home boasts a blend of modern upgrades and timeless charm that is sure to impress. From the renovated kitchen and bathrooms to the newly refinished hardwood floors, every detail exudes a modern aesthetic. The outdoor space is a true oasis, featuring a professionally built two-tiered retaining wall(2018) adorned with rock beds, trees, and shrubs, awaiting your personal gardening touch. Two side yards offer versatile options for relaxation, including an elevated park-like setting overlooking green spaces, a baseball diamond, and the Triwood rink across the street. The abundance of natural light streaming through the new Lux windows(2017) creates a warm and inviting atmosphere in every corner. Upgraded hardy board siding and enhanced insulation, ensuring both durability and energy efficiency with an improved R value. Inside, the fully finished basement adds valuable living space with two additional bedrooms and a well-appointed bathroom, catering to various lifestyle needs. Upstairs, the three bedrooms provide a cozy retreat for families, each designed for comfort and privacy, perfect for creating lasting memories. Nestled in one of Calgary's premier neighbourhoods, this home offers convenience with proximity to amenities, parks, schools, and walking pathways. For students attending the University of Calgary and SAIT, convenient access to bus routes (No. 105 to Sir Winston Churchill High School, SAIT, and Lion Park; No. 20 to UC). Investors will also appreciate the potential of this property as a prime rental opportunity. Recent updates including new lighting fixtures throughout, a renovated room with new drywall and outlet in the basement, a new range hood, and an exhaust fan in the 4pc bathroom with updated piping enhance the home's functionality and

appeal. The freshly painted fence adds to the curb appeal, complementing the wonderful surrounding landscape. Don't miss out on the chance to make this exceptional bungalow in Collingwood your own &ndash; a perfect blend of comfort, style, and convenience awaits you!