



**1535 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2151903**



**\$678,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Central, High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Second Refrigerator and Stove in basement.

Welcome to this fantastic location; a quiet tree-lined cul-de-sac street with all kinds of curb appeal in the Heart of Capitol Hill. This property is located just blocks away from SAIT and North Hill Mall, as well as walking distance to Confederation Park and elementary schools. The curb appeal of this home transitions into a wonderful bright, open living and dining room with oak hardwood. The functional kitchen has built in dishwasher and an over the range microwave. There are two bedrooms and a full bathroom on this main level. The master bedroom has a sliding glass door to your own private deck. The fully finished downstairs has a two bedroom illegal suite. This spacious area is bright with lots of large windows in every room. There are two bedrooms, a full bathroom, kitchen and living/dining area. The shared laundry is located here in the entry to the area. The second bedroom is accessed through this area. The large, well landscaped back yard is ready for your enjoyment! Also, there is a large single garage located here. It is accessed by a paved back alley&hellip; no dust or mud here! This is a fantastic property&hellip; Make it yours!