

**739 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2241938**



**\$958,859**

|                    |                                                                            |               |                    |
|--------------------|----------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b>   | Mount Pleasant                                                             |               |                    |
| <b>Type:</b>       | Residential/House                                                          |               |                    |
| <b>Style:</b>      | 2 and Half Storey                                                          |               |                    |
| <b>Size:</b>       | 1,615 sq.ft.                                                               | <b>Age:</b>   | 1912 (113 yrs old) |
| <b>Beds:</b>       | 5                                                                          | <b>Baths:</b> | 3 full / 1 half    |
| <b>Garage:</b>     | Alley Access, Double Garage Detached, Garage Faces Rear                    |               |                    |
| <b>Lot Size:</b>   | 0.10 Acre                                                                  |               |                    |
| <b>Lot Feat:</b>   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, |               |                    |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    |               |                    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                             |               |                    |
| <b>Roof:</b>       | Asphalt                                                                    |               |                    |
| <b>Basement:</b>   | Finished, Full                                                             |               |                    |
| <b>Exterior:</b>   | Vinyl Siding                                                               |               |                    |
| <b>Foundation:</b> | Poured Concrete                                                            |               |                    |
| <b>Features:</b>   | Walk-In Closet(s)                                                          |               |                    |
| <b>Water:</b>      | -                                                                          |               |                    |
| <b>Sewer:</b>      | -                                                                          |               |                    |
| <b>Condo Fee:</b>  | -                                                                          |               |                    |
| <b>LLD:</b>        | -                                                                          |               |                    |
| <b>Zoning:</b>     | R-CG                                                                       |               |                    |
| <b>Utilities:</b>  | -                                                                          |               |                    |

**Inclusions:** Garage Door Opener with (2) Remotes.

739 19 Avenue NW | Location Location Location! | RCG Zoned Corner Lot | Prime Inner City Community | Charming 1912 Character Home | 2,339 Sq FT Of Developed Living Area | Beautifully Maintained 2.5 Storey Residence Blends Timeless Heritage With Modern Updates | Main Floor Features Gorgeous Hardwood Floors & Large Windows | Updated Kitchen With A Cozy Dining Area | Upstairs You Will Find On The 2nd Floor Two Generously Sized Bedrooms, Including Bright Primary Suite With Large Ensuite & Walk-In Closet | PLUS! A Finished 3rd Level With Two More Spacious Bedrooms With Skylight Which Lights Up The Stairwell | A Fully Developed Basement With Shared Laundry & Illegal Suite Featuring A Large Bedroom, Kitchenette, 3 PCE Bathroom & Plenty Of Storage | Situated On A Quiet Tree-Lined Street With a 20 minute Walk From SAIT | King George School & Parks | A Rare Inner-City Gem Offering Historic Charm & Comfort In One Of Calgary's Most Desirable Communities | Finished Garage Insulated & Drywalled with convenient 220V Connection & Heated with Gas Overhead Heater The Second Garage Door can be opened and reinstalled for a 2nd vehicle access.