





924 19 Avenue NW Calgary, Alberta

MLS # A2256636



\$784,800

Division: Mount Pleasant Residential/House Type: Style: 2 Storey Size: 2,047 sq.ft. Age: 1992 (33 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Detached, Insulated Lot Size: 0.08 Acre Lot Feat: Rectangular Lot

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Skylight(s), Storage

Inclusions: Shaw Direct satellite, bar in the basement

This beautifully designed infill combines classic curb appeal with over 3,000 sq ft of fully developed living space. A large, inviting front porch sets the tone for this warm and welcoming home. Beginning in the living room, bright, drenched in natural light from expansive south-facing windows and flows effortlessly into the formal dining area, perfect for gatherings. In the heart of the home, the spacious kitchen offers ample cabinetry, stainless steel appliances including an induction stove, a large eating nook, and connects to a sunken family room with a cozy wood-burning stove, an inviting retreat that overlooks the beautifully landscaped backyard. Upstairs, an open den with skylights creates the perfect home office or reading nook. The primary suite features a walk-in closet and spa-inspired 5 pc ensuite with a large soaker tub, while two additional bedrooms and a full bath complete the upper level. The fully developed basement offers 983 sq. ft. of flexible living space with a kitchenette, 3-piece bath, abundant storage, and is perfect for a rec room with sit up bar, fitness area, or media space. Modern upgrades include a new furnace and a tankless hot water system, Shaw Direct satellite. Two great outdoor living areas, a lush backyard with perennials, fruit trees, and shrubs, plus a double garage with insulated walls. Location is everything! Just steps from a K-5 school and less than a 10-minute stroll to Confederation Park, where walking paths, playgrounds, and year-round recreation await. Enjoy being minutes from SAIT, SAJA, the Trans-Canada Highway, and downtown. The area offers endless amenities—North Hill Centre with groceries, shops, and fitness; trendy cafés, bakeries, and restaurants along 16th Avenue and Kensington; Calgary Winter Club for recreation; nearby golf courses; and quick access to public transit including the LRT. Whether

Copyright (c) 2025 Justin Wiochnik Listing data	a apurta su of Dool Droker Information is h	eller order have likely but not over our order	

you're heading to work, school, or enjoying a weekend adventure, this location keeps you connected.