

**506 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2274391**



**\$699,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Heated Garage, Secured, Single Car		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

AMAZING STREET| RARE AND UNIQUE DESIGN | HIGH CEILINGS | SOUTH FACING | PRIME LOCATION| Welcome to 506 19th Ave! LOCATED ON THE NICEST AVENUE IN MOUNT PLEASANT! This Avenue is lined with Beautiful Old American Elm Trees that take your breath away every time you step out your front door! This Unique Duplex is has a functional floor plan and has had many Renovations over the years. The front has a spacious Tiled entry with step up into the front SOUTH Facing Great Room. Open and Bright featuring light hardwood floors throughout and a Cozy Gas fireplace. Easy around the Centered Staircase and be WOW'ed by the HUGE OPEN CEILING over the Dining Area Boasting 18ft HIGH! Large Windows and Skylights let in tons of Natural Light making this room truly Magnificent. Walk into an Open Gourmet Kitchen with All New Stainless Steel Appliances, Wall Lined Cabinets with Under Cabinet Lighting, Large Gas Stove and Raised Island With Eating Bar. Perfect for Entertaining or spending time with family. The back of the kitchen leads to a Large Picture Window overlooking the Private, Fenced, Low Maintenance Backyard with a Large Patio accessing the HEATED rear Single Garage. New Carpet and Underlay through the upstairs! The upper floor has a Huge Master bedroom that easily fits a king bed, his & hers closets, and a stylish 3-pc ensuite bathroom with a Large Glass Encased Shower with Tile Surround. The North end of the upstairs has 2 more large bedrooms & 4-pc bathroom also with tile surround. The basement is unfinished and ready for the next owner's imagination, offering plenty of room for another bedroom bathroom and rec room! Freshly painted and well maintained this home is a rare find and excellent value for the area! Mount Pleasant is one of Calgary's top communities with good public transit close by,

5 minutes from Confederation Park, Schools, Shopping and Recreational facilities are all minutes away! Come view it this weekend!