

**1013 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2292026**



**\$874,900**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Hot Tub (as is), Electric Fireplace in Living Room

Custom built in 2017 on a 25 x 110 lot with a sunny south-facing backyard, this detached home offers an exceptional opportunity to enjoy an unbeatable inner-city lifestyle in the heart of Ramsay. Just a short walk to Inglewood, the Saddledome, river pathways and downtown, you'll have a wide variety of shops, restaurants and amenities right at your doorstep. The main floor features 10-foot ceilings and luxury vinyl plank flooring, with a welcoming front living room, a spacious central kitchen equipped with stainless steel appliances including a gas range and a large island with seating, and an adjoining dining room that comfortably accommodates a full-sized table. A convenient mudroom and two-piece bathroom complete the level. Upstairs you'll find a generous bedroom with three skylights and direct access to the four-piece bathroom, along with two unique sunrooms: one at the front showcasing city skyline views and another at the back designed so it could easily be converted into a greenhouse if desired. A dedicated laundry room completes the upper level. The fully finished basement offers a cozy family room, an additional bedroom, a full bathroom and a mechanical room featuring a high efficiency furnace, central air conditioning, a heat recovery ventilator for improved air quality and efficiency, and an oversized hot water tank. You'll appreciate the detached double garage, a durable metal roof, sound insulation, a barbecue gas line to the backyard, and more. Ramsay is one of inner-city Calgary's best kept secrets, offering character, convenience and community in an outstanding location. Call your favorite Realtor to arrange a private showing!