

409 19 Avenue NE
Calgary, Alberta

MLS # A2306571



\$780,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	None		

*** OPEN HOUSE Saturday, June 13th 2-5 pm and Sunday, June 14th 1-4 pm *** INNER-CITY LIVING WITHOUT THE INNER-CITY PRICE TAG! 2,839 SQ. FT. OF DEVELOPED LIVING SPACE | 4 BEDROOMS | 4 BATHROOMS | DOUBLE GARAGE | CENTRAL A/C | FINISHED BASEMENT Exceptional value in sought-after Winston Heights/Mountview! This beautifully maintained inner-city home offers the space, functionality, and upgrades today's buyers are looking for—all just minutes from downtown. The bright and spacious main floor features 9' ceilings, hardwood flooring, a welcoming living room, a generous dining area, a spacious family room with gas fireplace, and a chef-inspired kitchen complete with a 40" 5-burner gas range, ample cabinetry, and generous prep space. Natural light pours through a large skylight, enhancing the home's warm and inviting atmosphere. Upstairs, you'll find a spacious primary retreat with walk-in closet and ensuite, two additional bedrooms, and the convenience of a second-floor laundry. The professionally developed basement adds a fourth bedroom, full bathroom, and a large recreation area ideal for guests, teens, a home gym, or media room. Additional upgrades include new carpet, central A/C, tankless hot water, water softener, steam humidifier, UV air purification system, and a sunny south-facing backyard with double detached garage. Enjoy the best of inner-city living with quick access to downtown, major roadways, schools, parks, golf, shopping, and popular local restaurants. A rare opportunity to own a spacious, move-in-ready family home in one of Calgary's most desirable established communities.