

**924 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2306756**



**\$900,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

**OPEN HOUSE:** SAT May 2 12pm-3pm & SUN May 3 12pm-3pm | Welcome to this beautifully renovated infill offering timeless curb appeal and over 3,000 sq ft of thoughtfully designed living space. A charming front porch invites you into a bright and airy main floor, where expansive south-facing windows fill the living room with natural light and create a seamless transition into the elegant formal dining area—perfect for hosting family and friends. The well-appointed kitchen features abundant cabinetry, stainless steel appliances including an induction range, and a generous breakfast nook, all overlooking a sunken family room centered around a cozy wood-burning stove and views of the lush, landscaped backyard. Upstairs, a sunlit flex space with skylights provides an ideal setting for a home office or quiet retreat. The spacious primary suite offers a walk-in closet and a spa-inspired 5-piece ensuite complete with a deep soaker tub, while two additional bedrooms and a full bath complete the upper level. The fully developed basement adds 983 sq ft of versatile living space, including a kitchenette, 3-piece bath, ample storage, and endless possibilities for recreation, fitness, or media. Recent updates include a newer furnace, tankless hot water system, new flooring, new fresh paint and light fixtures. Outside, enjoy a private, beautifully landscaped backyard with mature trees, perennials, and fruit plantings, along with an insulated double garage. Ideally located just steps from a K&#5 school and within a short walk to Confederation Park, this home also offers quick access to SAIT, SAJA, downtown, the Trans-Canada Highway, North Hill Centre, popular caf&eacute;s and restaurants, recreation facilities, golf courses, and convenient public transit including the LRT—offering the perfect balance of comfort, style, and connectivity.