

**620 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2307421**



**\$875,000**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | Mount Pleasant  |               |                    |
| <b>Type:</b>     | Residential/House   |               |                    |
| <b>Style:</b>    | 2 Storey  |               |                    |
| <b>Size:</b>     | 1,745 sq.ft.  | <b>Age:</b>   | 1912 (114 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Oversized, Single Garage Detached   |               |                    |
| <b>Lot Size:</b> | 0.10 Acre   |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, F |               |                    |

|                    |                    |                   |      |
|--------------------|--------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Wood       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home    |                   |      |

**Inclusions:** N/A

In the heart of Mount Pleasant, along the tree lined charm of 19th Avenue, sits "The Card House" a storybook home established in 1912. There is something truly special here. A home that has stood the test of time, lovingly cared for and thoughtfully updated, all while preserving the character that makes it so unforgettable. The current owners have beautifully blended old world charm with modern day living. A designer kitchen takes centre stage, complete with an induction cooktop and finishes worthy of a magazine feature. The full bathrooms feel like a spa retreat, offering peaceful spaces to begin and end your days. The layout offers both function and flexibility with a dedicated main floor office, perfect for working from home or quiet study. Upstairs, three full bedrooms provide comfortable space for family or guests, creating a home that grows with you. The living room invites you in with a romantic wood burning fireplace, the perfect place to unwind and gather. Throughout the home, original details continue to shine. Double hung windows with updated glass and original casings remain intact, a nod to the craftsmanship of another era. The man doors, crystal door knobs, and enchanting stained glass inserts add warmth and personality that simply cannot be replicated. Step outside to a covered front porch that invites slow mornings and evening unwinding, while the ivory picket fence beautifully complements the home's exterior and completes the storybook setting. There is an oversized single detached garage featuring an attached hobby or workshop area. Perfectly positioned, this home is walkable to local restaurants, cafes, coffee shops and the nearby dog park. Just 5 minutes to North Hill Centre, 7 minutes to Kensington, and a quick 10 minute drive to downtown, truly placing you in the centre of it all. This is more than just a home. It is a feeling.

A place where history, charm, and thoughtful updates come together in the most magical way. \*\*Updates: Extensive Kitchen Renovation 2024, Newer Shingles, Panel, Furnace (>7 yrs.), Hot Water Tank (3 yrs.) Newer Sewer in the Street, Glass Replaced in Windows and Custom Stained Glass (3 yrs.)\*\*