

**1010 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2309144**



**\$899,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Walk-In Closet(s), Wired for Data, Wired for Sound		

**Inclusions:** Garage Heater, AC unit, tankless water heater, Built in speakers.

Rare Opportunity in Ramsay to own this beautifully built semi-detached home offering 2,133 sq. ft of total living space with 3 bedrooms and 3.5 bathrooms, finished basement, detached double car garage, all crafted with exceptional attention to detail and premium construction throughout. Built to an impressive standard, this home features ICF basement walls, main floor walls, and demising walls for superior insulation, soundproofing, and efficiency. Additional upgrades include a garage heater, A/C unit, tankless water heater, built-in speakers, rough in for a security system, and an irrigation system for the front yard. The inviting front porch and fenced front yard create a warm welcome as you step into the spacious foyer. The main floor showcases hardwood flooring throughout and a functional layout designed for both everyday living and entertaining. At the front of the home, a dedicated office provides the perfect work-from-home setup, while a convenient powder room is tucked nearby for guests. The kitchen is centred around a long granite island with ample prep and storage space, seamlessly connecting to the dining and living areas. The living room is anchored by a stunning stone gas fireplace, creating a warm and inviting atmosphere. Large rear windows fill the home with natural light, while the dining area opens directly to the beautifully landscaped backyard complete with turf and a concrete patio pad designed for entertaining. Upstairs, you'll find three spacious bedrooms, including a bright south-facing primary retreat featuring oversized windows, a walk-in closet, and a luxurious ensuite complete with dual vanities, a steam shower, and a jetted tub. Two additional spacious bedrooms are accompanied by a well-appointed 4-piece bathroom, offering an ideal setup for families or guests. The fully finished basement adds exceptional flexibility with a massive

rec room featuring space for a movie projector, making it the perfect movie room, games area, or additional family space. A spacious 5-piece bathroom and dedicated laundry room complete the lower level. Located in the highly sought-after Ramsay community, this home offers an unbeatable inner-city lifestyle. Walking distance to Scotsman Hill, Elementary Public School, local caf&eacute;s, river pathways, Inglewood's vibrant 9th Avenue shops, restaurants, and pubs Enjoy quick access to downtown, walk-to-work convenience, and the future Green Line LRT Station, all just steps from your front door.