

**9824 19 Street SW**  
**Calgary, Alberta**

**MLS # A2317213**



**\$760,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Smoking Home, Wet Bar		

**Inclusions:** n/a

Attention RENOVATORS & BUILDERS! This is a special opportunity to own in the prestigious community of Pump Hill, at a rare price point. Positioned on a large 60 x 110 ft LOT & tree lined street. Welcoming foyer opens into a spacious living room with large windows and plenty of room for everyday family living. Good sized dining/nook area + kitchen with huge pantry/scullery that could be re-done and laid out for a more grand + modern kitchen. Step down to open lower family room with wood burning BRICK laced fireplace. Main Floor Bedroom/Den with 2 pc bath, laundry + side entrance. Upstairs features Primary bedroom with 2 closets + 3 pc ensuite. 2 additional bedrooms + 4 pc bath. The lower level is ideal for entertainment with family/media room area, games area, wet bar + music room/gym or 5th bedroom. Massive storage area / play space for kids & utility room. Serene backyard with mature trees + oversized double detached garage. It needs WORK, but has great bones and is ready for your personal touch! Just a short walk from, Nellie McClung Elementary, John Ware Junior High, Henry Wise Wood High School, parks, playgrounds, cafes, restaurants, trendy shops, South Glenmore Park, Southland Leisure Centre, Jewish Community Centre & much more. Quick access to Glenmore, MacLeod & Stoney Trail, 14th & Anderson. Call to View Today!