

2808 19 Street NW
Calgary, Alberta

MLS # A2325186



\$849,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Soaking Tub, Storage		

Inclusions: Second fridge, stove and dishwasher in the basement suite

Opportunity awaits with an exceptional location in one of Calgary's most sought-after inner-city communities, where this 50 x 110 ft lot sits kitty-corner from West Confederation Park and just steps from the Confederation Park Golf Course, presenting outstanding potential for developers, investors or buyers planning for the future. Mature lilac bushes frame the welcoming front entrance, adding timeless curb appeal, while a covered front porch invites peaceful morning coffees before the day begins. Hardwood flooring carries through much of the main level where oversized windows fill the living room with natural light and an adjoining dining room retains a charming original built-in that reflects the home's mid-century character. Everyday living feels practical in the spacious kitchen, where abundant cabinetry, generous counter space, large windows and room for a casual dining table make meal preparation and family gatherings easy. Three well-proportioned bedrooms with hardwood flooring share a 4-piece bathroom, creating comfortable accommodations for families or tenants. Added flexibility continues downstairs with a separate entrance leading to the Legal Registered #3499 basement suite featuring 2 additional bedrooms, a 4-piece bathroom and a functional kitchen complete with a peninsula breakfast bar, pantry and open sightlines into the adjoining living area. Evenings feel cozy around the full-height stone fireplace, creating an inviting space to unwind or entertain. Outdoor living extends onto a deck with a pergola, while the expansive backyard leaves plenty of grassy space for children, pets, gardening or future landscaping ideas. Mature trees create a private setting, and the oversized double detached garage delivers valuable parking, storage and workshop space. Life in Capitol Hill places you moments from everything that makes this neighbourhood so

desirable, including West Confederation Park with its extensive walking and cycling pathways, playgrounds, tennis courts, ball diamonds, picnic areas and direct access to the Confederation Park Golf Course. Canmore Park, excellent schools, transit, the LRT, the University of Calgary, SAIT, Foothills Hospital, shopping, restaurants and downtown are all within easy reach, making this an outstanding opportunity in a location where long-term value continues to shine.