

814 19 Avenue SW
Calgary, Alberta

MLS # A2341353



\$985,000

Division:	Lower Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s)

Inclusions: Hot tub

Picture mornings on the charming front porch overlooking a quiet, tree-lined street in the heart of Lower Mount Royal. Surrounded by some of Calgary's most distinguished homes and just steps from the restaurants, cafés and energy of 17th Avenue, this is an inner-city location that is hard to replicate. Welcome to this beautifully updated detached heritage home, where historic character meets modern comfort. Thoughtfully renovated, the home retains the warmth and personality of its era while offering the updates and functionality of today. Inside, the main floor was completely reimagined during an extensive 2013/2014 renovation, creating an open, airy layout with excellent natural light and flow. Nine-foot ceilings, substantial 9-inch baseboards, updated flooring and lighting maintain the home's character while creating a bright and inviting space. At the heart of the home is the renovated kitchen, featuring maple cabinetry, quartz countertops and stainless steel appliances, flowing seamlessly into the living and dining spaces for easy everyday living and entertaining. Upstairs are three well-proportioned bedrooms, including a generous primary with a walk-in closet and custom built-ins, along with an updated full bathroom. The fully developed lower level adds another full bathroom and flexible space for a family room, home office, gym or guest area. Significant improvements provide added confidence for the next owner. The extensive renovation included updated plumbing and electrical, new windows, furnace and roof, along with added insulation and Hardie board siding. More recent improvements include fresh interior and exterior paint, new lighting, carpet, a new hot water tank, bathroom updates and rebuilt front and rear porches. Outside, enjoy a beautifully landscaped and private backyard with space to entertain, garden or unwind, along

with a rear deck, an upper deck with downtown views and a double detached garage. And then there's the location. Tucked onto a peaceful residential street yet moments from 17th Avenue and 4th Street, you can walk to some of Calgary's favourite restaurants, cafés, boutiques and everyday amenities. Downtown, schools and The Glencoe Club are also within easy reach. Historic charm, extensive renovations, beautiful outdoor space and an exceptional Lower Mount Royal location — this is inner-city Calgary living at its best.