

**4027 19 Street NW**  
**Calgary, Alberta**

**MLS # A2341938**



**\$719,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Charleswood                         |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 966 sq.ft.                          | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Lawn         |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, See Remarks       |                   |      |

**Inclusions:** None

A RARE FIND IN CHARLESWOOD & LEGAL 2-BEDROOM, 2-BATHROOM SUITE! Discover the flexibility and value offered by this well-maintained bungalow in one of Calgary's most desirable established communities. The standout feature is the fully renovated legal secondary suite, thoughtfully designed with 2 bedrooms and 2 full bathrooms, including a 4-piece ensuite. Bright white cabinetry, quartz countertops, vinyl plank flooring and modern finishes create an attractive and comfortable living space. Whether used as a mortgage helper, for extended family, or as part of an investment strategy, this suite adds exceptional versatility to the property. The main floor offers warmth and character with oak cabinetry in excellent condition, white appliances, a generous dining area open to the living room, and large windows that provide an abundance of natural light. Enjoy your morning coffee on the East-facing deck and sunny afternoons or evenings in the private West-facing backyard. Ideally located in Charleswood, close to Nose Hill Park, Confederation Park, schools, shopping and public transportation. This established neighbourhood is highly sought after for its mature surroundings, convenient location and outstanding access to green spaces and amenities. A versatile property offering a rare legal suite, excellent income potential and a fantastic Charleswood location & all in one home.