

\$689,900 - 5220 19 Avenue Nw, Calgary

MLS® #A2124748

\$689,900

4 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.15 Acres

Montgomery, Calgary, Alberta

Wow!.....Is all one can say! Just listed is is a very RARE opportunity!!! Attention all developers and or investors or someone who would like to have supplemental income to subsidize their mortgage payments...here's a remarkable find!!! Welcome to a very large and spacious 1,382sqft, total of four bedroom Bilevel, on a massive 53x120 R-C1 lot in the heart of Montgomery. Montgomery is one of the most progressive re-building infill areas in all of northwest Calgary!! The lower level is an illegal, self contained and spacious 1,067sqft two bedroom suite, c/w large windows, featuring a separate walk out entrance, includes two f/a furnaces, and two h/w tanks.*** Here's the bonus!*** There is also a massive triple car garage, plus two additional parking stalls front and back! The interior of the house requires some cosmetic TLC but well worth the effort. The current tenants have resided there for 24 plus years and the rents are low. The rents as of May 1, 2024 will be, upstairs \$1,125/month plus utilities, the lower rent is \$850/month plus utilities. Both tenants are on a month to month tenancy. The utilities are paid by the landlord and are reimbursed by the tenants. The seller would like to disclose there was a flood in the lower level a number years ago caused by a city water main break but everything was repaired. A very quiet location, a short walk to Shouldice park and pool, a short walk to the Bow river and Bowmont off leash park. Close to all amenities, easy access west to the mountains and a



short commute to downtown. This is a fantastic holding property for future development or to live in and subsidize your mortgage payments. Hurry on this one, it won't last long!!!

Built in 1958

Essential Information

MLS® #	A2124748
Price	\$689,900
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5220 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0T2

Amenities

Parking Spaces	5
Parking	Oversized, Triple Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Partial, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 7th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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