

\$699,900 - 4311 19 Street Nw, Calgary

MLS® #A2127918

\$699,900

3 Bedroom, 2.00 Bathroom, 1,447 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this classic walkout 1960s bungalow in Calgary's desirable Charleswood neighbourhood.

Situated on a substantial 6,380Sq.Ft., 58' x 110' corner alley access lot, this home offers an incredible opportunity for renovation to create a personalized living space. The walk-out basement with a separate entrance allows for the addition of a potential secondary suite (currently illegal, subject to approval and permitting by the city/municipality), offering flexibility and rental income potential. The "Recession Resistant" location of the Triwood communities is close to key amenities like the Southern Alberta Institute of Technology (SAIT), the University of Calgary (UofC), Alberta Children's Hospital, Foothills Hospital, and the Brentwood LRT station, as well as shopping centers like Market Mall and green spaces like Nose Hill Park. Inside, the expanded living room offers a warm and inviting atmosphere with plenty of natural light, with its additional 130 square feet of space and large windows. The spacious dining area is perfect for family meals or gatherings, with easy access to the practical kitchen, which features ample cabinetry and counter space. Down the hall are 3 beds with closet space and a shared 4-pc bath with a tub/shower combo and extended vanity. The lower level features two separate entrances, ideal for creating a secondary suite (currently illegal, subject to approval and permitting by



the city/municipality), a large recreation room with a fireplace, a utility/laundry room with a side-by-side washer and dryer, and a 3-piece bathroom with a shower. Outside, the expansive West-facing backyard provides ample space for additional structures or an oversize garage that won't take over the entire backyard and the large rear deck is perfect for outdoor entertaining. Mature trees and landscaping create a serene setting, while a massive shed in the back with RV parking and a double-attached heated garage with separation dividers offer plenty of storage and parking options. Just in time for Spring, the furnaces have been cleaned and tuned up as well as a professional gutter clean! The Charleswood community is well-connected and family-friendly, with dog parks, schools, recreational facilities, and golf courses nearby. Commuting is easy with quick access to major roads and transit options, while healthcare facilities like Foothills Medical Centre and Alberta Children's Hospital are within 10 minutes. With all this and more, this bungalow is a fantastic opportunity for personal living or investment. Contact us today for your private showing!

Built in 1961

Essential Information

MLS® #	A2127918
Price	\$699,900
Sold Price	\$670,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,447
Acres	0.14
Year Built	1961
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4311 19 Street Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2B8

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Rear Drive

Interior

Interior Features	See Remarks
Appliances	Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 17th, 2024
Days on Market	14
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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