

\$880,000 - 1617 19 Avenue Nw, Calgary

MLS® #A2131458

\$880,000

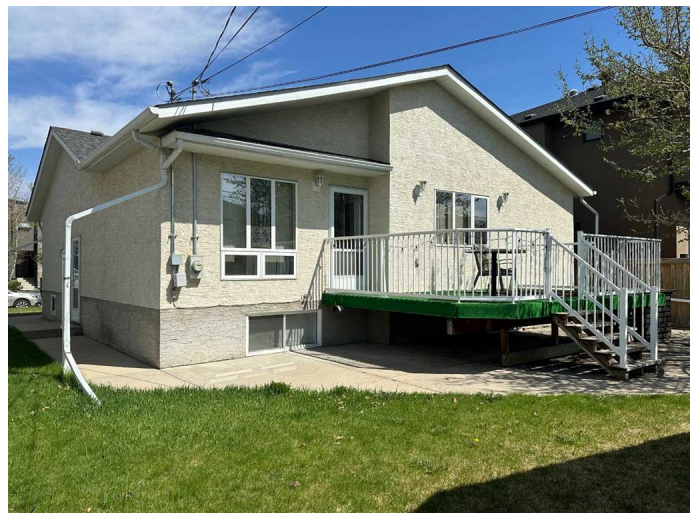
3 Bedroom, 2.00 Bathroom, 1,261 sqft
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

****DEVELOPERS AND INVESTORS:** 50 x 120' R-C2 lot. Welcome to this meticulously & lovingly maintained 1260 SqFt bungalow nestled in the inner city community of Capitol Hill. With blanket zoning approved, this property presents an exceptional opportunity as a development or revenue property with off-street parking for 4 vehicles (subject to approval and permitting by city/municipality). With 1940's charm, some more recent updates, & over 2300 SqFt of living area, this property is a gem & ready for occupancy. Main Floor boasts an oversized Primary Bedroom with generous closets (one with a built-in-desk/hidden work station), spacious 4 pc Bathroom with tub & walk-in shower, Main Floor Laundry outlets, large 2nd Bedroom with deep closet, cosy Living Room with a bay window, large Kitchen & Dining area with plenty of counter space, Custom Built wood cabinetry & access to large raised deck.

Natural Hardwood Flooring in Excellent Condition throughout main floor adds warmth & character.

Basement is fully developed with a side entry, large Kitchen with laundry hookups, Bedroom (closet located just outside), updated 3 pc Bathroom with walk-in shower, Family Room, & Storage Room. A third set of Laundry hookups is located in the storage room. The expansive Sunny SOUTH Backyard is perfect for outdoor gatherings with family & friends or unwinding on the huge 10'7 X 18'7 deck.



Ample Parking with rear alley Detached Double Garage AND a 2 car tandem Front Driveway. Capitol Hill offers a myriad of amenities within walking distance, such as cafes, shops, restaurants, grocery stores, green space & parks. Schools from K-12 & post-secondary, including UofC, SAIT & AU Arts. Commuting is a breeze from this location! Bus stops are just steps away, less than 15 minute walk to LRT Stations, & a quick 10 minute drive (45 minute walk) to Downtown, Foothills Hospital or Children's Hospital.

Nearby Confederation Park provides access to the Calgary Pathway System for walking, biking or running & Golf Course. Main Floor was professionally renovated in 2003, including addition, windows & Electric Panel. New shingles on House in 2023. Garage shingles done 2015. Hot Water Tank installed 2016. Excellent home and lot in a prime location.

Built in 1948

Essential Information

MLS® #	A2131458
Price	\$880,000
Sold Price	\$876,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1617 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B2

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Off Street, Parking Pad, See Remarks

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home
Appliances	Garage Control(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 21st, 2024
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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