

\$750,000 - 3939 19 Avenue Sw, Calgary

MLS® #A2143323

\$750,000

4 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.13 Acres

Glendale, Calgary, Alberta

Owners! Investors! Developers! Welcome to 3939 19 Avenue SW – a property that opens the door to endless possibilities. Situated on a generous 59' X 104' CORNER lot in the charming neighborhood of GLENDALE - a rare find in today's real estate market. This spacious bungalow offers ample room for comfortable family living. With a total of 4 bedrooms, there's plenty of room for a growing family, guests or even a home office. You will appreciate the single attached garage with an extra-long driveway, ensuring plenty of parking space for you and your guests. The backyard is a haven for outdoor enthusiasts, featuring a forest of trees creating a lovely garden perfect for gatherings and relaxation. What truly sets this property apart is its potential for transformation. Whether you're looking for a place to update and live in, envisioning a renovation project to make it your dream home or seeking an investment opportunity - this one can do it all. Live up and plan to rent down. Buy now and develop later. The substantial lot size and corner location provide an ideal canvas for many creative ideas. Investors will appreciate the long-term potential of this property in a sought-after neighborhood. Glendale is a vibrant community known for being a family-friendly, accessible and walkable neighbourhood. Enjoy the nearby Glendale Community Association, offering a variety of recreational activities and programs for all ages. With its close proximity to the LRT, Stoney Trail, downtown core, Westhills,



Edworthy Park, Optimist Athletic Park, Turtle Hill (for winter sledding!), schools, parks, shopping centers and restaurants, this location is ideal for those seeking a balanced and convenient lifestyle. With the attractive price point, this charming property is an excellent opportunity for single detached home ownership or building your dream project. Get Packing!

Built in 1954

Essential Information

MLS® #	A2143323
Price	\$750,000
Sold Price	\$710,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3939 19 Avenue Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0G5

Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Many Trees, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 26th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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