

\$739,000 - 3516 19 Street Nw, Calgary

MLS® #A2151323

\$739,000

5 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.13 Acres

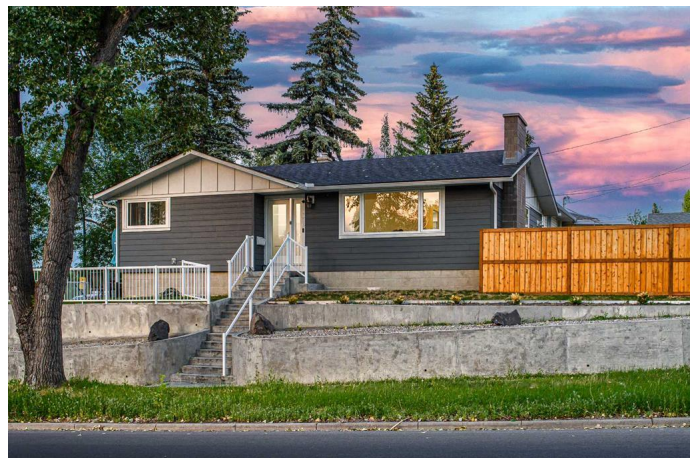
Collingwood, Calgary, Alberta

Enjoy your new bungalow in Collingwood, where comfort and style unite! This meticulously maintained home boasts a blend of modern upgrades and timeless charm that is sure to impress. From the renovated kitchen and bathrooms to the newly refinished hardwood floors, every detail exudes a modern aesthetic.

The outdoor space is a true oasis, featuring a professionally built two-tiered retaining wall(2018) adorned with rock beds, trees, and shrubs, awaiting your personal gardening touch. Two side yards offer versatile options for relaxation, including an elevated park-like setting overlooking green spaces, a baseball diamond, and the Triwood rink across the street.

The abundance of natural light streaming through the new Lux windows(2017) creates a warm and inviting atmosphere in every corner. Upgraded hardy board siding and enhanced insulation, ensuring both durability and energy efficiency with an improved R value.

Inside, the fully finished basement adds valuable living space with two additional bedrooms and a well-appointed bathroom, catering to various lifestyle needs. Upstairs, the three bedrooms provide a cozy retreat for families, each designed for comfort and privacy, perfect for creating lasting memories. Nestled in one of Calgary's premier



neighbourhoods, this home offers convenience with proximity to amenities, parks, schools, and walking pathways. For students attending the University of Calgary and SAIT, convenient access to bus routes (No. 105 to Sir Winston Churchill High School, SAIT, and Lion Park; No. 20 to UC). Investors will also appreciate the potential of this property as a prime rental opportunity.

Recent updates including new lighting fixtures throughout, a renovated room with new drywall and outlet in the basement, a new range hood, and an exhaust fan in the 4pc bathroom with updated piping enhance the home's functionality and appeal. The freshly painted fence adds to the curb appeal, complementing the wonderful surrounding landscape.

Don't miss out on the chance to make this exceptional bungalow in Collingwood your own – a perfect blend of comfort, style, and convenience awaits you!

Built in 1960

Essential Information

MLS® #	A2151323
Price	\$739,000
Sold Price	\$720,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3516 19 Street Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2B2

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	September 6th, 2024
Days on Market	48
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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