

\$585,900 - 5246 19 Avenue Nw, Calgary

MLS® #A2155722

\$585,900

5 Bedroom, 3.00 Bathroom, 1,039 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Discover the potential of this exceptional investment property or rental home. This bi-level residence features five spacious bedrooms and boasts a range of desirable amenities:

Warmth and Comfort: Enjoy cozy evenings by the natural gas fireplace on the main level.

Stylish Interiors: Take pride in the hardwood floors and the modern, well-maintained appliances throughout the home.

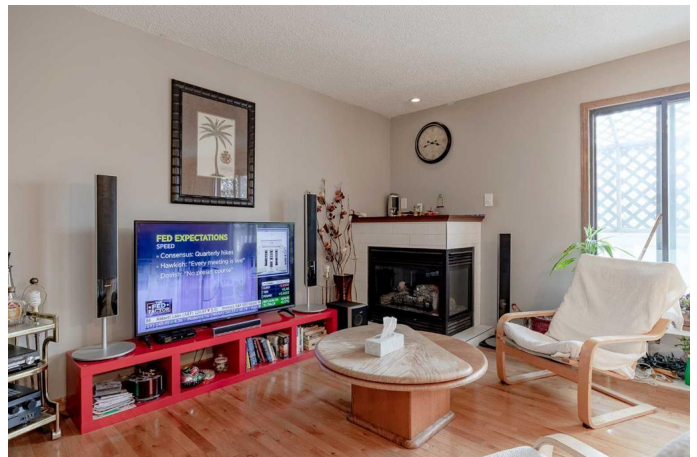
Convenient Features: Benefit from his-and-her closets and an en-suite bathroom. Skylights invite natural light into the space, enhancing the home's warmth and brightness.

Renovated Spaces: The entire home has been thoughtfully renovated to provide a fresh, modern living experience.

Versatile Layout: The finished basement includes two additional bedrooms, a family room, laundry facilities, a full bathroom, and ample storage space. Both the main level and basement feature their own kitchens, ideal for multi-generational living or additional rental opportunities.

Located in a highly convenient neighborhood, you are just 15 minutes from downtown and surrounded by a wealth of amenities including shopping centers, major roadways, a hospital, and a university. The area is enriched with parks and pathways, offering a blend of urban convenience and natural beauty.

This property is perfect for those seeking a



sense of home and security in a mature neighborhood. Act now to secure this promising investment in Montgomery before it's widely known!

Built in 1977

Essential Information

MLS® #	A2155722
Price	\$585,900
Sold Price	\$575,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,039
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5246 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0T2

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s), No Animal Home, Open Floorplan, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Central, Mid Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden
Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 11th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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