

# \$729,000 - 4512 19 Avenue Sw, Calgary

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MLS® #A2170436

**\$729,000**

3 Bedroom, 1.00 Bathroom, 991 sqft

Residential on 0.19 Acres

Glendale, Calgary, Alberta

Discover an incredible opportunity with this charming one-family home, never before listed on the market! Situated on an expansive lot of approximately 71 x 115 ft, this property is perfectly positioned in one of Glendale's most sought-after neighborhoods.

Step inside to find hardwood floors throughout the main level, conveniently hidden beneath carpets in some areas. The open living and dining room create a welcoming atmosphere, perfect for entertaining family and friends. The kitchen features a cozy eating area with views of the spacious backyard—ideal for outdoor gatherings and summer barbecues.

The main floor boasts three comfortable bedrooms, providing ample space for families or guests. The undeveloped lower level offers a blank canvas, allowing you to customize the space to meet your needs. Built with a sturdy structure featuring a steel main beam for added durability, this home is ready for your personal touch. Enjoy the convenience of a front drive single attached garage!

Recent upgrades include a high-efficiency furnace installed in 2018, a hot water tank replaced in 2017, and shingles updated in 2016, adding peace of mind to your investment.

Located in a popular and quiet area, you'll enjoy convenient access to shopping, an array



of restaurants, 17th Avenue SW, public transit, LRT station, parks, and more! Donâ€™t miss your chance to either renovate the existing home or build your dream home from the ground up.

Schedule a viewing today and unlock the potential of this remarkable property!

Built in 1954

**Essential Information**

MLS® #	A2170436
Price	\$729,000
Sold Price	\$811,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	991
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	4512 19 Avenue Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H1

**Amenities**

Parking Spaces	1
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

**Interior**

Interior Features	Natural Woodwork, Storage
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Portable Dishwasher
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Awning(s), Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks
Roof	Asphalt
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 4th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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