

\$624,900 - 205 19 Avenue Nw, Calgary

MLS® #A2178546

\$624,900

2 Bedroom, 1.00 Bathroom, 1,019 sqft

Residential on 0.11 Acres

Tuxedo Park, Calgary, Alberta

OPPORTUNITY KNOCKS! Location, location, location with this hidden gem in arguably one of the best locations in Tuxedo Park. Nestled in on a low-traffic, quiet cul-de-sac and situated on a LOT & A HALF (37.5â€™™ x 125â€™™). Walking distance to all amenities, shops & just steps away from multiple parks & Downtown Calgary! An awesome opportunity for an INVESTOR or DOWNSIZE/FIRST TIME HOMEBUYER to OWN a BUNGALOW on a LARGE LOT at a price lower than most rent you can find in our city. Greeted with an OPEN PLAN living room with gorgeous hardwood flooring & spanning into your dining space with BRIGHT kitchen boasting plenty of cabinets/counter space and LOADS OF WINDOWS ACROSS THE BACK OF THE HOUSE to let the NATURAL LIGHT FLOOD IN! Large Primary Bedroom, another good-sized bedroom & a 4pc main bath complete the main level nicely. SEPARATE ACCESS OFF THE BACK OF THE HOUSE & leads to your MASSIVE SUNNY SOUTH BACKING LOT with OVERSIZED DETACHED GARAGE (26â€™™ 11â€™• x 22â€™™ 9â€™•). PRIVATE BACKYARD fully fenced with several deck/patio areas to entertain & storage shed. AMPLE PARKING with room to park multiple vehicles out front and rear lane access to your garage. Enjoy the private peaceful oasis of a backyard within the hustle & bustle! The partially finished basement is host to the laundry, workshop & great REC ROOM for another spacious gathering



area/living space. A charming CURB APPEAL (stucco exterior) just adds a ton of character to this home. Close to all amenities, public transit, walking paths, parks & all levels of schools. Easy access to the main roadway systems, this one will SELL FAST! QUICK POSSESSION AVAILABLE. Book your private viewing today to appreciate what awesome value this Bungalow has to offer!

Built in 1944

Essential Information

MLS® #	A2178546
Price	\$624,900
Sold Price	\$629,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,019
Acres	0.11
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	205 19 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0Y3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street, Oversized, Workshop in Garage, Rear Drive

Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Private, Rectangular Lot, Secluded, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2024
Date Sold	November 14th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Legacy Real Estate Services
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.