



# 4111 19 Street Calgary Alberta

\$679,900

Attention first-time homebuyers and investors! This impeccable family home is located in the desirable community of Charleswood and offers almost 2,000 sq.ft. of turn-key living space that awaits your personal touch. With endless opportunities, this home is perfect for moving in as-is, renovating over time, or flipping. It's conveniently located within walking distance to multiple schools, Nose Hill Park, Off-leash Park, Community Centre, Calgary Winter Club, Confederation Park & Golf Course, and just a short commute to downtown, University of Calgary, and SAIT. Additional highlights include a new A/C (2023), water heater (2023), north fence (2022), electrical panel upgrade (2012), roof shingles (2011), Bathfitters tub install and new toilets (2021), dishwasher and microwave (2024), fridge (2020), and updated windows. Don't miss the opportunity to own this beautifully kept home. Schedule a private showing or take a 3D VIRTUAL TOUR today! (id:6769)

Office 9.92 Ft x 9.50 Ft  
Recreational, Games room 25.25 Ft x 10.50 Ft  
Laundry room 15.00 Ft x 9.33 Ft  
Bedroom 10.25 Ft x 9.92 Ft  
3pc Bathroom 6.33 Ft x 5.17 Ft  
Kitchen 13.67 Ft x 9.25 Ft

Dining room 9.67 Ft x 8.75 Ft  
Living room 17.67 Ft x 11.17 Ft  
Primary Bedroom 13.50 Ft x 10.58 Ft  
Bedroom 10.58 Ft x 9.58 Ft  
4pc Bathroom 10.00 Ft x 6.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.chasinghomes.ca/>



See

**Mirror**

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