



## 1001 19 Avenue Calgary Alberta

\$525,000

This lovely Character home in Ramsay that has had many reno's done over the years including: vinyl windows, electrical, kitchen, bathrooms, new drywall (replaced the lath & plaster), most flooring tile,(including original Hardwoods in Primary Bedroom) interior & exterior doors, furnace & water tank. Home has 10' ceilings in spacious dining & sitting area. Has a separate library sitting area next to the media (additional living area). Be sure to check out the hidden Wine racks behind the book cases! Both bedrooms have walk in closets with 2nd bedroom having a folding staircase to the attic where there is access to great storage. The Primary bedroom has a 4pc en-suite bath which includes a claw foot tub. Main bath is a 3pc. The Furnace and hot water tank are in the crawl space which is accessible from the additional living area through the floor hatch. Double decking & patio in the south exposed yard. Garage is oversize & has a separate studio/hobby room besides a parking area. Centrally located in Ramsay & has lots of old character remaining in the home. The back yard was re landscaped a few years ago! See Pictures. (id:6769)

Living room 16.58 Ft x 12.25 Ft

Kitchen 13.08 Ft x 7.42 Ft

Dining room 15.25 Ft x 6.17 Ft

Primary Bedroom 9.67 Ft x 9.00 Ft

Bedroom 98.42 Ft x 6.33 Ft

Family room 11.33 Ft x 10.42 Ft

Den 10.33 Ft x 9.75 Ft

4pc Bathroom 8.42 Ft x 6.33 Ft

3pc Bathroom 6.08 Ft x 4.75 Ft

Listing Presented By:



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