



## 619 1 Avenue Calgary Alberta

\$750,000

Situated in the heart of historic Sunnyside, this charming 1 1/2 storey home, built in 1910, offers a rare opportunity to enjoy the character of a bygone era with the vibrancy of inner-city living. Thoughtfully preserved, the home features many original details that speak to its heritage—exposed brick, a glass French door, original hardwood floors, a classic cast iron tub, crystal door knobs and cozy sloped ceilings on the second floor. The welcoming front porch and mature landscaping add to the home's timeless appeal. The basement offers great potential development because of its unusually high ceiling. The south-facing backyard is bright and private, offering a peaceful retreat just steps from downtown. A newer oversized double detached garage, built in 1989, that can be accessed from the back lane, provides ample storage and off-street parking—an uncommon find in this established neighbourhood. Sunnyside is one of Calgary's oldest communities, known for its deep roots, strong sense of community, and exceptional walkability. From the Bow River pathways and McHugh Bluff to the Sunnyside LRT station and the shops and cafes of Kensington, everything you need is just a short stroll away. This is a rare chance to own a piece of Calgary's history while enjoying all the benefits of contemporary urban life. (id:6769)

4pc Bathroom 6.17 Ft x 6.17 Ft  
Primary Bedroom 13.92 Ft x 10.33 Ft  
Bedroom 10.83 Ft x 10.42 Ft  
Bedroom 10.83 Ft x 9.83 Ft  
Kitchen 17.33 Ft x 10.25 Ft

Dining room 13.75 Ft x 10.00 Ft  
Living room 11.00 Ft x 10.50 Ft  
Foyer 10.25 Ft x 6.50 Ft  
Other 9.42 Ft x 7.83 Ft  
Other 8.75 Ft x 6.00 Ft

Listing Presented By:



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