



1509 19 Avenue Calgary Alberta

\$799,000

Updated character home in the heart of Bankview featuring a rare wood-burning fireplace, main-floor primary suite, and oversized double garage. All just minutes from the restaurants and energy of 17th Avenue. The covered Douglas fir front porch welcomes you into a home that balances original charm with thoughtful modern updates. Inside, the living room is anchored by a striking wood-burning fireplace finished with floor-to-ceiling stone and a custom mantle. Natural light highlights newly installed rift- and quarter-sawn white oak hardwood floors that run throughout most of the main level. One of the home's most distinctive spaces is the dedicated vinyl listening lounge, perfect for relaxing with music or easily used as a quiet home office. The spacious dining area flows naturally into the kitchen, which features a gas stove, generous counter space, and excellent storage. Rare for a home of this era, the main floor also includes a true primary suite complete with walk-in closet and a fully renovated ensuite, allowing the home to comfortably live like a bungalow if desired. Just outside, the sunny south-facing deck creates a perfect outdoor retreat, complete with a nearly new hot tub and access to the oversized insulated double garage. The fully renovated basement offers full ceiling height and excellent additional living space, including a large recreation area ideal for entertaining, a home gym, or games room. You'll also find an inviting bedroom with an egress window and another beautifully finished full bathroom. Upstairs are two additional spacious bedrooms along with a private half-bath. The elevated front yard is fully fenced and planted with low-maintenance micro-clover, creating a practical and pet-friendly outdoor space. Major upgrades include a new sewer and water line, hot water tank, water softener, many updated windows, a new front door, fresh paint, updated li...

3pc Bathroom 8.50 Ft x 9.58 Ft

Bedroom 14.33 Ft x 10.25 Ft

Family room 13.75 Ft x 11.08 Ft

Laundry room 13.25 Ft x 9.00 Ft

Recreational, Games room 25.08 Ft x 12.67 Ft

Storage 11.58 Ft x 9.00 Ft

Den 12.25 Ft x 9.50 Ft

Dining room 13.83 Ft x 12.58 Ft

Kitchen 17.25 Ft x 13.25 Ft

Living room 11.92 Ft x 17.00 Ft

Primary Bedroom 13.83 Ft x 10.50 Ft

2pc Bathroom 6.17 Ft x 5.08 Ft

Listing Presented By:



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4pc Bathroom 9.08 Ft x 10.08 Ft
4pc Bathroom 7.42 Ft x 5.75 Ft

Bedroom 10.50 Ft x 11.75 Ft
Bedroom 15.83 Ft x 11.92 Ft