



## 4112 19 Street Calgary Alberta

\$685,000

6-bedroom home with an illegal basement suite and double detached garage, situated on a generous 60' x 100' lot in the heart of Collingwood. Offering great location, great value, and outstanding long-term potential, this property is located in one of NW Calgary's most established communities. The upper level features four bedrooms and a full bathroom, highlighted by hardwood flooring and a wood-burning fireplace that anchors the main living space. The main level includes a bright living room and a dedicated dining area, providing a functional layout for everyday living. The fully developed lower level includes an illegal suite with separate entrance, featuring a second living area, dining space, kitchen, two bedrooms, and a full bathroom. This level also offers a spacious laundry room and a separate storage room, adding flexibility for extended family or multi-generational living. Outside, enjoy a fully landscaped yard, a large sundeck ideal for entertaining, and an irrigation system (minor repair required). The large concrete double detached garage includes a gas line rough-in for future heating and an oil change pit, offering added functionality for hobbyists or workshop use. Additional features include an alarm system, perimeter security lighting, and security cameras covering the front, rear, and garage. Located on a quiet, tree-lined street, just minutes from Nose Hill Park, schools, public transit, shopping, major routes, and the University of Calgary—this is a rare opportunity to secure a large lot and versatile home in a highly desirable NW location. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Family room 10.00 Ft x 16.00 Ft

Dining room 11.67 Ft x 12.67 Ft

Kitchen 7.33 Ft x 9.83 Ft

Bedroom 9.42 Ft x 12.00 Ft

Bedroom 10.17 Ft x 10.58 Ft

Laundry room 6.75 Ft x 6.83 Ft

Storage 5.50 Ft x 8.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.00 Ft x 10.00 Ft

Bedroom 9.33 Ft x 10.33 Ft

Bedroom 9.00 Ft x 10.33 Ft

Primary Bedroom 10.42 Ft x 12.00 Ft

Kitchen 8.83 Ft x 10.00 Ft

Living room 13.83 Ft x 17.83 Ft

Dining room 8.50 Ft x 10.42 Ft

Other 6.08 Ft x 10.33 Ft

Listing Presented By:



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eXp Realty

<http://www.justinhabre.com/>

**RE/MAX Realty Professionals**

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