



## 461 19 Avenue Calgary Alberta

\$779,000

Welcome to 461 19 Ave NW in wonderful Mt Pleasant! Located on a RARE cul-de-sac in the inner city and opening up to the renovated Balmoral Circus Park (google: Balmoral Circus), you immediately realize that you are situated in a family and pet friendly community. The stylish home boasts 5 bedrooms and 4 baths over 3 fully developed levels and has plenty of space for your growing family. The main level has a fantastic kitchen with granite counter tops, stainless steel appliances, and a family room (with fireplace) that opens out to your spectacular back yard retreat! Out back, relax or entertain on the well thought out deck and a wonderful and sunny mature garden. This south facing private backyard also leads to a double detached garage. The sunny second level hosts your primary bedroom with balcony and 4-piece en-suite, upper laundry area, 2 more bedrooms and a 4 piece bath. The fully developed basement has 2 more bedrooms, a 3 piece bath, family room, and plenty of storage. Close to bus routes or walk/ride to downtown in 30/10 minutes. 10 min walk to the restaurants and shops and North Mount Pleasant Arts Centre at 4th Street. Or 10 min walk to Lina's! And of course, schools and parks are nearby. (id:6769)

Laundry room 5.42 Ft x 3.17 Ft

Primary Bedroom 14.17 Ft x 11.92 Ft

Bedroom 11.25 Ft x 9.42 Ft

Bedroom 12.17 Ft x 10.25 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

4pc Bathroom 9.08 Ft x 8.25 Ft

Recreational, Games room 18.17 Ft x 16.83 Ft

Furnace 12.00 Ft x 5.17 Ft

Bedroom 10.92 Ft x 9.92 Ft

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3pc Bathroom 10.00 Ft x 5.33 Ft

Kitchen 14.50 Ft x 10.67 Ft

Living room 21.00 Ft x 14.25 Ft

Family room 17.75 Ft x 12.00 Ft

2pc Bathroom 5.25 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.adev.ca>

**RE/MAX Realty Professionals**

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