



## 739 19 Avenue Calgary Alberta

\$958,859

739 19 Avenue NW | Location Location Location! | RCG Zoned Corner Lot | Prime Inner City Community | Charming 1912 Character Home | 2,339 Sq FT Of Developed Living Area | Beautifully Maintained 2.5 Storey Residence Blends Timeless Heritage With Modern Updates | Main Floor Features Gorgeous Hardwood Floors & Large Windows | Updated Kitchen With A Cozy Dining Area | Upstairs You Will Find On The 2nd Floor Two Generously Sized Bedrooms, Including Bright Primary Suite With Large Ensuite & Walk-In Closet | PLUS! A Finished 3rd Level With Two More Spacious Bedrooms With Skylight Which Lights Up The Stairwell | A Fully Developed Basement With Shared Laundry & Illegal Suite Featuring A Large Bedroom, Kitchenette, 3 PCE Bathroom & Plenty Of Storage | Situated On A Quiet Tree-Lined Street With a 20 minute Walk From SAIT | King George School & Parks | A Rare Inner-City Gem Offering Historic Charm & Comfort In One Of Calgary's Most Desirable Communities | Finished Garage Insulated & Drywalled with convenient 220V Connection & Heated with Gas Overhead Heater The Second Garage Door can be opened and reinstalled for a 2nd vehicle access. (id:6769)

5pc Bathroom 9.75 Ft x 8.17 Ft  
Primary Bedroom 12.00 Ft x 11.33 Ft  
4pc Bathroom 12.00 Ft x 9.25 Ft  
Bedroom 14.00 Ft x 11.25 Ft  
Bedroom 16.42 Ft x 12.33 Ft  
Bedroom 14.50 Ft x 12.33 Ft  
Family room 16.92 Ft x 10.67 Ft  
Other 10.75 Ft x 6.67 Ft

Bedroom 10.33 Ft x 8.58 Ft  
3pc Bathroom 7.58 Ft x 4.83 Ft  
Laundry room 11.50 Ft x 4.58 Ft  
Living room 14.25 Ft x 11.83 Ft  
Dining room 13.83 Ft x 11.25 Ft  
Kitchen 12.58 Ft x 9.58 Ft  
Office 11.33 Ft x 10.58 Ft  
2pc Bathroom 6.42 Ft x 5.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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