



## 820 19 Avenue Calgary Alberta

\$850,000

Welcome to 820 19 Avenue NW, ideally positioned on a quiet, tree-lined street in the heart of Mount Pleasant, with exceptional access to 16th Avenue, downtown and Calgary's inner-city amenities. This well-maintained home offers a thoughtful blend of meaningful upgrades, timeless features and lifestyle driven spaces perfect for those who value both comfort and location. Major mechanical updates provide peace of mind, including a new roof (2020), air conditioning (2021), gas oven (2024), hot water tank (2023), furnace (2025) and washing machine (2025). The double garage is equipped with a 220V EV charger, ideal for modern living. Inside, the main level showcases hardwood flooring, a well-appointed kitchen with a gas range, Bosch dishwasher, refrigerator with beverage drawer, a separate bar fridge and a layout designed for both daily living and entertaining. A gas hookup on the deck makes outdoor dining effortless, while the backyard transforms into a private summer retreat, anchored by a gorgeous mature cherry tree. The upper level features a light-filled primary bedroom with a walk-in closet, dual sinks in the ensuite, and a Juliet window/door that adds warmth and natural light. Two bedrooms, a full sized bathroom and laundry room completed the upper level. The fully developed basement offers excellent flexibility with a bedroom featuring a walk-in closet, a 4-piece bathroom and a dedicated space with gym flooring, ideal for fitness, hobbies or recreation. A rare combination of quiet inner-city living, modern upgrades and a stunning outdoor space, this Mount Pleasant home is perfectly suited for buyers seeking long-term value in one of Calgary's most desirable communities. (id:6769)

4pc Bathroom 4.92 Ft x 8.00 Ft

5pc Bathroom 12.00 Ft x 9.25 Ft

Bedroom 9.83 Ft x 13.08 Ft

Bedroom 9.83 Ft x 11.67 Ft

Laundry room 10.25 Ft x 5.92 Ft

Primary Bedroom 14.08 Ft x 14.50 Ft

Other 6.08 Ft x 8.25 Ft

4pc Bathroom 6.92 Ft x 9.08 Ft

Laundry room 6.92 Ft x 7.58 Ft

Recreational, Games room 19.17 Ft x 15.17 Ft

Furnace 7.33 Ft x 10.00 Ft

Other 6.58 Ft x 7.75 Ft

2pc Bathroom 5.50 Ft x 4.58 Ft

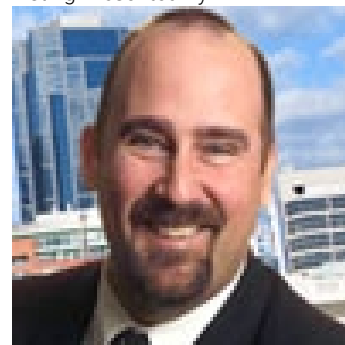
Dining room 16.00 Ft x 12.08 Ft

Kitchen 19.50 Ft x 15.33 Ft

Living room 16.00 Ft x 16.58 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

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