



**1412 19 Street NE**  
**Calgary, Alberta**

**MLS # A2288426**



**\$650,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Rear, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Floor Furnace, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Quartz Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Welcome to this beautifully renovated bungalow in the well-sought-after community of Mayland Heights! Situated on a generous 50-ft wide lot, this impressive home offers 5 bedrooms and 2 full bathrooms, along with an illegal basement suite and separate rear entrance &mdash; a great mortgage helper or option for extended family living. The home has been newly renovated inside and out, featuring brand-new siding, fresh front concrete steps, and a new backyard concrete pad. The main floor boasts a bright open-concept layout with a stunning quartz island, modern finishes, and 3 spacious bedrooms accompanied by a full bathroom. The fully developed basement includes 2 generously sized bedrooms, a full bathroom, and a built-in closet, providing excellent flexibility and income potential. Completing the property is a single detached garage and a spacious backyard, offering ample parking and storage. Conveniently located close to schools, parks, shopping, and major routes, this move-in-ready home is an excellent opportunity for homeowners and investors