



1013 19 Avenue SE
Calgary, Alberta

MLS # A2292026



\$874,900

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Hot Tub (as is), Electric Fireplace in Living Room

Custom built in 2017 on a 25 x 110 lot with a sunny south-facing backyard, this detached home offers an exceptional opportunity to enjoy an unbeatable inner-city lifestyle in the heart of Ramsay. Just a short walk to Inglewood, the Saddledome, river pathways and downtown, you'll have a wide variety of shops, restaurants and amenities right at your doorstep. The main floor features 10-foot ceilings and luxury vinyl plank flooring, with a welcoming front living room, a spacious central kitchen equipped with stainless steel appliances including a gas range and a large island with seating, and an adjoining dining room that comfortably accommodates a full-sized table. A convenient mudroom and two-piece bathroom complete the level. Upstairs you'll find a generous bedroom with three skylights and direct access to the four-piece bathroom, along with two unique sunrooms: one at the front showcasing city skyline views and another at the back designed so it could easily be converted into a greenhouse if desired. A dedicated laundry room completes the upper level. The fully finished basement offers a cozy family room, an additional bedroom, a full bathroom and a mechanical room featuring a high efficiency furnace, central air conditioning, a heat recovery ventilator for improved air quality and efficiency, and an oversized hot water tank. You'll appreciate the detached double garage, a durable metal roof, sound insulation, a barbecue gas line to the backyard, and more. Ramsay is one of inner-city Calgary's best kept secrets, offering character, convenience and community in an outstanding location. Call your favorite Realtor to arrange a private showing!