



**19 Meadowview Road SW
Calgary, Alberta**

MLS # A2299309



\$799,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: NA

OPEN HOUSE - SUNDAY MAY 3 - 1:00-3:00 pm. Welcome to this exceptional mid-century modern bungalow, beautifully maintained and full of character with timeless design and solid bones. Perfectly positioned directly across from a park and green space.. Showcasing timeless design, this home features stunning cedar plank ceilings with exposed beams and original hardwood flooring throughout the main level, creating warmth and architectural interest rarely found. Offering 4 bedrooms, a den, and 3 full bathrooms, the layout is both spacious and functional. The bright living and dining areas flow seamlessly, while the character-filled kitchen offers great potential and includes a charming eating nook. The primary bedroom is generously sized with large windows and a private 3-piece ensuite, complemented by two additional bedrooms and a full bathroom on the main floor—all bedrooms are bright, sun-filled spaces with oversized windows. The fully developed lower level features a separate entrance, a large family and recreation space, an additional bedroom, and a second room currently used as a bedroom (window does not meet egress requirements), plus a full bathroom and extensive storage. A large fenced yard, front patio for outdoor entertaining, and double detached garage complete this unique property. A rare opportunity to own a home with this much character and potential in an unbeatable location. Roof is in excellent condition and has just had full inspection and maintenance done.