



**532 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2306240**



**\$899,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 3 half
<b>Garage:</b>	Alley Access, Gravel Driveway, None, On Street, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Storage, Track Lighting		

**Inclusions:** Key(s)

Welcome to this charming heritage home in the highly sought-after community of Cliff Bungalow, just steps from the vibrant shops, cafes, and restaurants of 4th Street SW. Built in 1910, this character-filled two-storey home offers over 1,400 sq ft above grade and blends timeless architectural details with functional living. Inside, you'll find a classic open layout highlighted by rich wood flooring, elegant crown mouldings, and spacious principal rooms designed for comfortable everyday living and entertaining. The upper level features three bedrooms, including a generous primary retreat with direct access to a sunny, south-facing private deck—an ideal space to unwind. A full bathroom completes the upper floor. The home also offers a fully developed basement with a separate side entrance, providing excellent flexibility with a one-bedroom suite setup—perfect for extended family, guests, or added income potential. Situated on a charming inner-city lot with rear lane access and surrounded by parks, schools, and amenities, this property presents a rare opportunity to own a piece of Calgary's history in one of its most desirable neighbourhoods. A timeless home in an unbeatable location.