



**GRASSROOTS**  
REALTY GROUP

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**409 19 Avenue NE**  
**Calgary, Alberta**

**MLS # A2306571**



**\$780,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	None		

\*\*\* OPEN HOUSE Saturday, June 20th 2-5 pm \*\*\* INNER-CITY LIVING WITHOUT THE INNER-CITY PRICE TAG! 2,839 SQ. FT. OF DEVELOPED LIVING SPACE | 4 BEDROOMS | 4 BATHROOMS | DOUBLE GARAGE | CENTRAL A/C | FINISHED BASEMENT  
Exceptional value in sought-after Winston Heights/Mountview! This beautifully maintained inner-city home offers the space, functionality, and upgrades today's buyers are looking for—all just minutes from downtown. The bright and spacious main floor features 9' ceilings, hardwood flooring, a welcoming living room, a generous dining area, a spacious family room with gas fireplace, and a chef-inspired kitchen complete with a 40" 5-burner gas range, ample cabinetry, and generous prep space. Natural light pours through a large skylight, enhancing the home's warm and inviting atmosphere. Upstairs, you'll find a spacious primary retreat with walk-in closet and ensuite, two additional bedrooms, and the convenience of a second-floor laundry. The professionally developed basement adds a fourth bedroom, full bathroom, and a large recreation area ideal for guests, teens, a home gym, or media room. Additional upgrades include new carpet, central A/C, tankless hot water, water softener, steam humidifier, UV air purification system, and a sunny south-facing backyard with double detached garage. Enjoy the best of inner-city living with quick access to downtown, major roadways, schools, parks, golf, shopping, and popular local restaurants. A rare opportunity to own a spacious, move-in-ready family home in one of Calgary's most desirable established communities.