



GRASSROOTS

REALTY GROUP

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**614 19 Avenue NW
Calgary, Alberta**

MLS # A2313235



\$629,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,087 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: N/A

You will fall in love with this fabulous, updated and very well maintained One and a Half Story character home located in the prime inner-city neighbourhood of Mount Pleasant. The home is on a tree lined street and backing on to greenspace! This home has a great layout with 2 Bedrooms, Den & 2 Full Baths. The main floor welcomes you to an open layout with lots of sunlight & features a bright living room & dining room area. The main floor also includes the 2nd bedroom with a murphy bed, den with bio-ethanol fireplace and a full 4-piece bathroom with a vintage style claw foot tub. Enjoy a spacious beautiful kitchen with lots of cabinet space plus a huge walk-in pantry, granite counter tops, stainless steel appliances, gas stove & kitchen island with rack. The upper level offers a private & spacious master loft style bedroom with en-suite bathroom with walk-in shower. The double garage is finished & drywalled and there is plenty of street parking for guests. Lower level has the laundry area & lots of storage space. The backyard is truly amazing with a fabulous outdoor space for relaxation, BBQ's & entertaining your family & friends. Phenomenal location and only minutes from the downtown core, confederation park, University of Calgary, bike & walking paths, transit, shopping centres, restaurants and more. Great inner-city walkability & biking scores. Don't miss out!