



4027 19 Street NW
Calgary, Alberta

MLS # A2313923



\$738,800

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: All basement appliances (Refrigerator, electric stove, microwave oven, dishwasher, washer/Dryer)

Open House Saturday, May 30 from 2:00–4:30 PM. Homeownership Made Smarter with a Legal Secondary Suite!
Well-maintained home with a legal basement suite! Featuring a comprehensive basement renovation with 2 bedrooms, 2 bathrooms (including a 4-piece ensuite), bright white cabinetry, quartz countertops, vinyl plank flooring, and modern finishes throughout. The legal suite also includes plumbing and electrical rough ins to the upper floor and for an air conditioning if one wishes to renovate or add an air conditioner. The main floor offers older updates featuring oak cabinetry in excellent condition in the kitchen with older white appliance, a spacious dining room open to living room with large windows to let the natural light shine through. Enjoy your sunny morning coffee from the East-facing deck or unwind in the private West-facing backyard. Ideally located just steps from Nose Hill Park, shopping, public transportation, Confederation Park, and all levels of schools in the highly sought-after community of Charleswood.