



9824 19 Street SW
Calgary, Alberta

MLS # A2317213



\$795,000

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|------------------|--|---------------|-------------------|
| Division: | Pump Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,932 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Private, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, No Smoking Home, Wet Bar | | |

Inclusions: n/a

Attention RENOVATORS & BUILDERS! This is a special opportunity to own in the prestigious community of Pump Hill, at a rare price point. Positioned on a large 60 x 110 ft LOT & tree lined street. Welcoming foyer opens into a spacious living room with large windows and plenty of room for everyday family living. Good sized dining/nook area + kitchen with huge pantry/scullery that could be re-done and laid out for a more grand + modern kitchen. Step down to open lower family room with wood burning BRICK laced fireplace. Main Floor Bedroom/Den with 2 pc bath, laundry + side entrance. Upstairs features Primary bedroom with 2 closets + 3 pc ensuite. 2 additional bedrooms + 4 pc bath. The lower level is ideal for entertainment with family/media room area, games area, wet bar + music room/gym or 5th bedroom. Massive storage area / play space for kids & utility room. Serene backyard with mature trees + oversized double detached garage. It needs WORK, but has great bones and is ready for your personal touch! Just a short walk from, Nellie McClung Elementary, John Ware Junior High, Henry Wise Wood High School, parks, playgrounds, cafes, restaurants, trendy shops, South Glenmore Park, Southland Leisure Centre, Jewish Community Centre & much more. Quick access to Glenmore, MacLeod & Stoney Trail, 14th & Anderson. Call to View Today!