



2523 19A Street SW
Calgary, Alberta

MLS # A2317611



\$989,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

Exceptional opportunity on coveted 19A Street SW — a quiet, one-block no-through road in sought-after Richmond/Knob Hill, just a short walk to the shops and restaurants of Marda Loop, five minutes to downtown, and one block from the Bankview off-leash dog park. This meticulously maintained and extensively updated 1,106 sq ft bungalow shows true pride of ownership throughout. The bright main floor pairs refinished original oak hardwood with a stunning designer kitchen and bath renovation featuring Denca cabinets, granite countertops, a Bertazzoni gas range, a built-in Liebherr refrigerator and an Asko dishwasher. Major components are already done: triple-pane Pella windows, a high-efficiency furnace, a premium 40-year roof, exterior and interior paint, and a professionally renovated basement. The functional layout offers two bedrooms up and a third down, plus two full bathrooms. The fully developed basement adds a spacious rec room, bedroom, four-piece bath, and a renovated laundry room with a new LG washer/dryer. Garden doors open from the living and dining areas to an upper deck and a new lower concrete patio, overlooking a professionally landscaped, west-facing backyard. Outside you'll find a new retaining wall with drainage, a concrete hot-tub pad with dedicated electrical, a single detached garage, and a paved rear lane. All set on an oversized 49' x 135' lot offering outstanding redevelopment potential. Move in and enjoy it today, hold a premium inner-city asset, or build later — a rare offering on one of the inner city's most desirable streets. Peaceful setting, outstanding neighbours, unbeatable location.