



612 19 Avenue NW  
Calgary, Alberta

MLS # A2322521



**\$750,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Climbing Wall Optional

Situated on a mature, tree-lined street in Mount Pleasant, this semi-detached home offers over 1,800 sq. ft. of well-planned living space designed around how people actually live day to day. The main floor is open and functional, with 9-foot ceilings and maple hardwood throughout. The kitchen stands out for its abundance of cabinetry—more than you expect, and exactly what you need—alongside granite countertops, stainless steel appliances, and a walk-in pantry. It connects seamlessly to the dining and living areas, where a gas fireplace adds warmth and definition to the space. A true mudroom, set apart from the main living area, provides a practical buffer for coats, shoes, and gear—something buyers consistently look for but rarely find done well. Upstairs, you’ll find three bedrooms, including a primary suite with a vaulted ceiling, walk-in closet, and ensuite featuring a double-sided fireplace, dual vanity, and separate shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the level—an essential feature for modern family living. The partially finished basement offers immediate use and long-term flexibility. The recreation area is set up for a projector and surround sound, making it equally suited as a media room or kids’ space. An additional unfinished section, with bathroom rough-in, provides the option to add a fourth bedroom, office, or further living area as needed. Outside, the low-maintenance backyard includes a deck and access to a double detached garage. The property also backs onto access to the Mount Pleasant off-leash dog park, adding both privacy and a unique outdoor amenity. Combined with the canopy of mature trees along the street, the setting strikes a balance between inner-city convenience and neighbourhood character.