



2812 19 Street NW
Calgary, Alberta

MLS # A2325295



\$874,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	1963 (63 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Soaking Tub, Storage		

Inclusions: Second fridge and stove in the basement suite

Set within sought-after Capitol Hill, this move-in ready home combines exceptional flexibility with outstanding long-term potential on a generous 50 x 110 ft lot, perfectly positioned kitty-corner from West Confederation Park. Whether you are searching for a family home, an investment property or a future redevelopment opportunity, this property delivers outstanding value in one of Calgary's most desirable inner-city neighbourhoods. Gather with family and friends in the bright living room where oversized corner picture windows fill the space with natural light, while updated luxury vinyl plank flooring and a neutral colour palette create a fresh, contemporary feel throughout. Share everyday meals in the dining room beneath designer lighting before making your way into the updated kitchen, complete with full-height cabinetry, abundant workspace and extra windows that bring even more sunshine indoors. Tucked nearby, a versatile den easily accommodates a home office, study area or potential 7th bedroom thanks to the 3-piece bathroom also on this level. Separate main floor laundry adds everyday convenience without sharing facilities with the lower level. Upstairs, 4 spacious bedrooms provide comfortable accommodations for growing families and are complemented by an updated 4-piece bathroom and the same luxury vinyl plank flooring for a seamless finish. Added flexibility continues in the fully developed basement where a separate entrance leads to an illegal 2 bedroom suite featuring its own laundry, updated kitchen with full-height cabinetry, open-concept living area, 4-piece bathroom and matching modern finishes throughout, making it well suited for extended family or rental possibilities. Spend summer evenings barbecuing on the large deck overlooking the expansive backyard, where mature trees and established landscaping create a peaceful

outdoor setting with plenty of room for children and pets to play. Completing the property is an oversized double detached garage. Life here extends well beyond your property line with West Confederation Park just across the street, offering walking and cycling pathways, tennis courts, ball diamonds, a spray park, seasonal skating rink and direct access to Confederation Park Golf Course. Canmore Park, schools, transit, Lions Park LRT, SAIT, the University of Calgary, Foothills Hospital, downtown Calgary and everyday shopping and dining are all close by, making this an exceptional opportunity in a location that continues to attract homeowners, investors and developers alike.