



1126 19 Avenue NW
Calgary, Alberta

MLS # A2325751



\$739,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	1918 (108 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, S		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Sump Pump(s), Wood Windows		

Inclusions: Second refrigerator and electric stove in the basement, outdoor shed.

Welcome to 1126 19 Ave NW- Large vintage character bungalow in the heart of Capitol Hill with over 2800 developed living area. Beautiful covered front porch welcomes you to new front entrance door leading to an open concept main floor living room with huge front window connecting to dining room and spacious kitchen with eating area. 9 ft tall ceilings, gorgeous Harwood floors, designer decor and large windows make this home truly remarkable. Main floor offers a rare design of 3 bedrooms with huge 16x14 ft master bedroom, 2 also large bedrooms and 1 and a half bath. Kitchen comes with all new SS appliances, new sink and raised bar. Dining noon looks into the back yard through the double sliding door. Separate entrance leads to the lower level 2 bedroom generous size illegal suite with brand new LVP flooring throughout, new paint and newer large windows. Large kitchen, 3 piece bath and good size storage room that can easily be used as an office. Conveniently located in mechanical room is stacked washed and dryer. This beautiful house has undergone through many upgrades in recent years. Electrical, plumbing, basement development, insulation, flooring, bathrooms, cabinets, countertops & fencing have been updated! All plumbing has been changed to ABS pipes, brand new sump pump installed, the basement ceiling has sound deadening insulation in living room and bedroom area. The 18 x 27 deep garage has been reinforced. House roof replaced in 2022. 2 extra parking pads in the back could be rented by Sait students and bring in typically 150/month. Prime location, very close to SAIT, UofC and Downtown. Do not miss this opportunity- book your viewing today.