



GRASSROOTS
REALTY GROUP

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4319 19 Street NW
Calgary, Alberta

MLS # A2329381



\$799,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		
Inclusions:	NONE		

Welcome to 4319 19 St NW, a beautifully reimagined bungalow that balances the solid, classic character of Charleswood with modern upgrades you actually appreciate. This home has been extensively renovated from top to bottom, offering a fresh, move-in-ready space that feels both grounded and thoughtfully updated. As you step inside, the main floor greets you with a bright, open-concept layout that flows effortlessly. The centerpiece is a brand-new kitchen, featuring quartz countertops, a functional island, stainless steel appliances-a setup designed to handle everything from quick weekday breakfasts to larger weekend gatherings. With new flooring running throughout the main level and three spacious bedrooms, the home offers a clean, comfortable aesthetic that doesn't sacrifice practicality. The home sits on a generous rectangular lot with a fully fenced backyard. You also benefit from backlane access to a two-car garage, one of which is an enclosed carport. Inside, the upgrades extend to mechanical essentials as well, with a new furnace and central air conditioning installed to keep the home comfortable year-round. The lower level is designed for versatility. It features an extra-large recreation room, a den, a fourth bedroom, a 3-piece bath, and a dedicated space for a home gym or flex area. Location-wise, you are positioned in one of the established northwest communities. The outdoor lifestyle is right at your doorstep with Nose Hill Park, just a short walk away, perfect for trail running or getting some space. You are also minutes to the University of Calgary, SAIT, Foothills Medical, Brentwood LRT, Northland Village Mall, Market Mall, Schools, shopping, and other needed amenities. The Home offers many attractions in this beautiful settled community of Charleswood.

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