



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1040 19 Avenue SE
Calgary, Alberta

MLS # A2346933

\$500,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	765 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	TV mount and TV, 4 cabinets, Bar stools, Shed, LawnMaster Reel Push Mower in the shed		

A charming detached home in the heart of Ramsay pairs inner-city living with character, a generous yard and plenty of room to make the space your own. Natural light carries through the OPEN-CONCEPT living and dining areas, where 9' CEILINGS, intricate embossed ceiling details, crown moulding and a graceful arched opening preserve the home's distinctive character. Enjoy morning coffee or a quiet evening on the SOUTH-FACING FRONT PORCH, then head inside to a galley-style kitchen finished with a brick backsplash, gas stove and peninsula breakfast bar. The spacious primary bedroom is complemented by a walk-in closet and private 2-piece bath, while the 4-piece main bathroom also houses the laundry. Downstairs, the finished basement expands the living space with a 2nd bedroom and separate flex room that can accommodate work, hobbies, guests or additional storage. Step outside to a deep backyard framed by mature trees, with grassy space, a handy storage shed and an extended patio with plenty of room for barbecuing, outdoor dining and relaxing with friends. A 2021 hot water tank and high-efficiency furnace round out the practical updates. Ramsay puts neighbouring Inglewood, local shops and restaurants, river pathways and downtown within easy reach, while the future Ramsay/Inglewood Green Line station will add another transportation connection to the area. Scotia Place and Calgary's growing Culture + Entertainment District are also nearby, adding to the ongoing investment surrounding this established inner-city community. For buyers thinking longer term, the 25' X 112' LOT also presents future redevelopment potential, while the existing home remains a comfortable place to live, enjoy or hold today.

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