



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

434 19 Street NW
Calgary, Alberta

MLS # A2350391



\$695,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	925 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Shed, TV mounting hardware and rug in basement

Beautifully updated throughout with hardwood floors, a newer kitchen and bathroom, a newer hot water tank, and a high-efficiency furnace. The huge yard - almost 5,000 sq ft - is a real standout, with a good-sized single-car garage, large storage shed, and sprawling deck, all in excellent condition with plenty of room left over to enjoy the outdoors. Inside, the home is bright, comfortable, and completely move-in ready, with all the important updates already taken care of. And the location is outstanding, right in the heart of one of Calgary's most desirable inner-city neighbourhoods, with easy access to downtown, schools, parks, shopping, restaurants, and major routes. If you thought you couldn't afford a single-family detached home in a location like this, think again! This is a fantastic opportunity to own a beautifully maintained detached home with a huge yard and garage at a price point that's increasingly difficult to find in the inner city. This home needs absolutely nothing, and the possession date is very flexible. Don't delay.