

\$699,900 - 535 19 Avenue Nw, Calgary

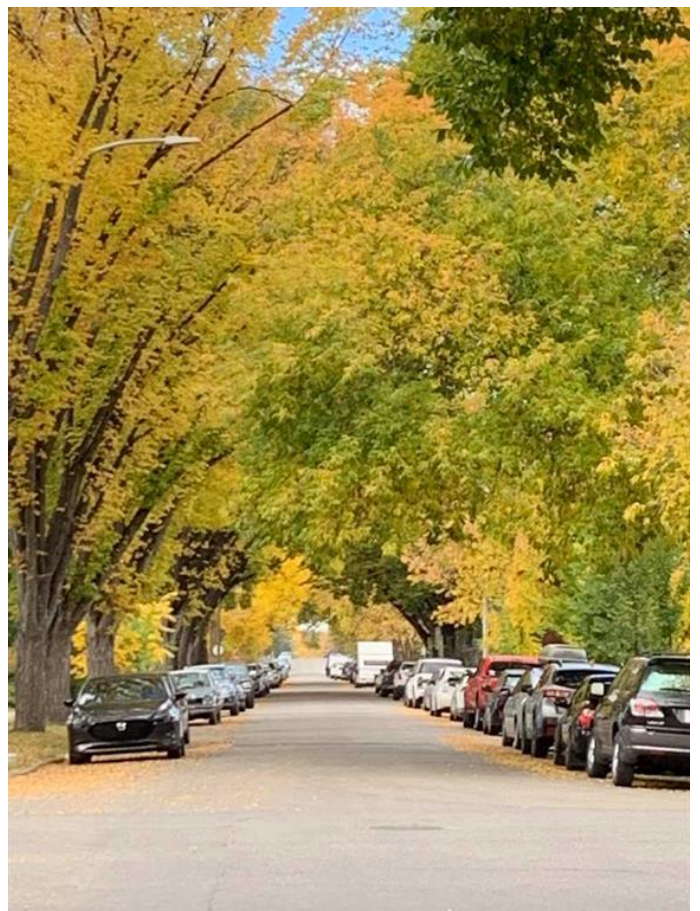
MLS® #A2198863

\$699,900

2 Bedroom, 1.00 Bathroom, 1,163 sqft
Residential on 0.09 Acres

Mount Pleasant, Calgary, Alberta

ONE OF THE MOST DESIRABLE STREETS IN MOUNT PLEASANT | TREE CANOPIED STREET | SOUTH BACKYARD | OVERSIZED 24x24 GARAGE | OPEN HOUSE SATURDAY MARCH 8, 1-3 PM. Welcome to 535 19 Ave NW, located on a beautiful section on 19 Ave NW with a fully canopied street, a true rarity in the Calgary market. This charming bungalow offers over 1,150 sq. ft. of living space above grade and is flooded with natural light, featuring two bedrooms and a beautifully updated full bathroom. Hardwood flooring runs throughout, complementing the granite countertops in the kitchen, which includes a raised 8-foot-long breakfast bar and stainless steel appliances. The main floor layout offers a welcoming front living room with a large bay window overlooking the street, and an adjoining dining area, a centrally located kitchen, and a bright sunken family room with vaulted ceilings, and access to the quiet south-facing backyard. The large primary bedroom features vaulted ceilings and a large walk-in closet, with plenty of room for a king size bed, and larger furniture, while the second bedroom features a beautiful built-in murphy bed and ample closet space, perfect for a guest room or home office. Outside, the south backyard is complete with extensive stonework, low maintenance professional landscaping and an oversized 24' x 24' double detached garage. Additional updates over the years include a renovated bathroom with a soaker tub, carpeting,



updated lighting and fixtures, paint, baseboards, and several new triple pane Lux windows, new fencing, and many more. Located 5 minutes to downtown in an incredibly walkable neighbourhood, close to Confederation Park, just steps to parks, pathways, schools, shopping, Mt Pleasant arts centre, community centre, swimming pool, skating rink, and off leash dog park, this location truly has it all. Don't miss out on this one; please book your private showing today.

Built in 1931

Essential Information

MLS® #	A2198863
Price	\$699,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,163
Acres	0.09
Year Built	1931
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	535 19 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0Y7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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