

# \$525,000 - 1532 19 Avenue Nw, Calgary

MLS® #A2193557

**\$525,000**

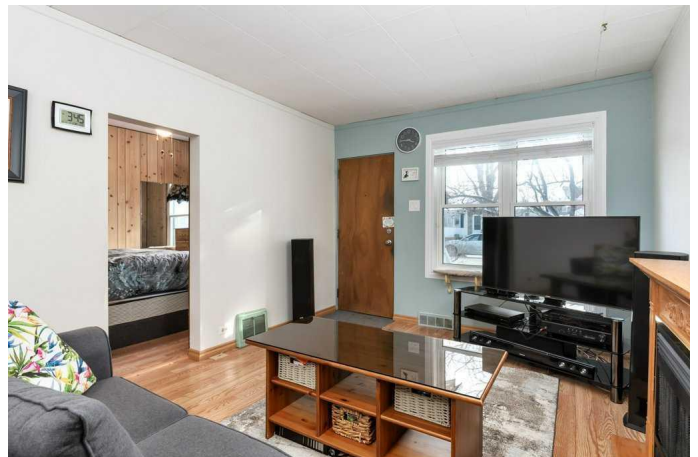
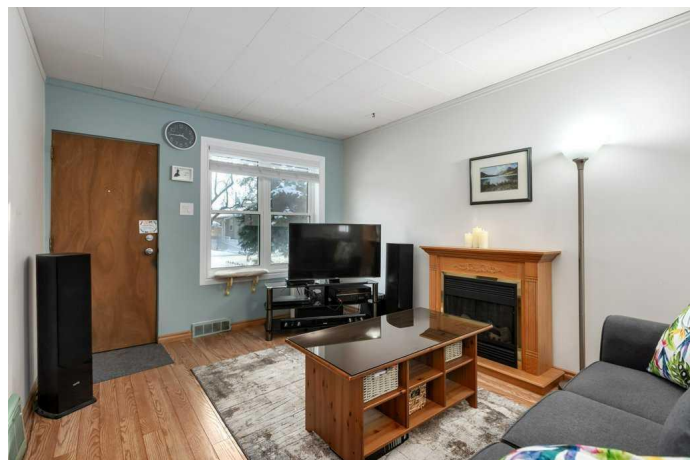
2 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Price Reduced! Fantastic character home in Capitol Hill with loads of potential. Owned since 1990 and well maintained, it's updated where it counts with a 100-amp panel, pex plumbing, high-efficiency furnace, upgraded attic insulation, reinforced roof trusses, two new windows and more. The essential maintenance is done, leaving the vintage charm intact or ready for your modern touch. The bright south-facing living space has updated laminate floors, an electric fireplace for winter and a well-maintained window AC unit for summer. The main floor features a primary bedroom with an adjacent office, a 4pc bathroom, a spacious kitchen and a second bedroom, currently used as a pantry. Basement access is off the back entrance with a lift-up panel. The basement is spacious with laundry, a stand-up freezer and plenty of storage. The backyard includes a custom-built patio with a covered roof and walking shelves, plus a gas line for your BBQ, a shed and a double detached oversized heated garage. Less than 10 minutes from the best inner-city amenities, Confederation Park, North Hill Mall, SAIT, U of C, Foothills Hospital and more, with easy access in and out of the city. Located on a quiet cul-de-sac with great curb appeal, this is one to see. A great opportunity for investors, first-time buyers, downsizers and especially cat lovers. Checkout the 3D Virtual Tour and book your showing today!

Built in 1923



## Essential Information

MLS® #	A2193557
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.07
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1532 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1A8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Off Street
# of Garages	2

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street

	Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	72
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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