

# \$695,000 - 1405 19 Avenue Nw, Calgary

MLS® #A2234672

**\$695,000**

3 Bedroom, 1.00 Bathroom, 1,115 sqft

Residential on 0.11 Acres

Capitol Hill, Calgary, Alberta

Nestled on a generous 40' x 120' south-facing lot, this delightful home offers an incredible opportunity in one of Calgary's most desirable inner-city neighborhoods. Just steps from the community centre, playgrounds, parks, and the scenic pathways of Confederation Park, the location is ideal for active families and urban professionals alike. The main floor is warm and welcoming, featuring a bright front living room, a functional kitchen, and a spacious family room at the rear that's bathed in natural light. A versatile flex room can serve as a third bedroom or formal dining space, while a full four-piece bathroom completes the layout. Upstairs, you'll find two generously sized bedrooms with charming character—perfect for a private “kids-only” retreat or cozy sleeping quarters. The partially developed lower level offers laundry facilities and abundant storage space. Outside, enjoy the sun-soaked south backyard with a large deck ideal for entertaining, plenty of space for kids to play, and a hidden garden that flourishes with vegetables and berries. An extra large (22 x 22) double detached garage provides secure parking for your vehicles along with plenty of room for your gear. Whether you're looking to move in, invest, or build your dream home, this property offers exceptional value and potential in a prime location. Don't miss out—contact us today for more details!

Built in 1947



## Essential Information

MLS® #	A2234672
Price	\$695,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	1405 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1A7

## Amenities

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

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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