

# \$675,000 - 1405 19 Avenue Nw, Calgary

MLS® #A2244803

**\$675,000**

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 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® #         | A2244803          |
| Price          | \$675,000         |
| 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    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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