

205 19 Avenue NW
Calgary, Alberta

MLS # A2178546



\$624,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1944 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached, Off Street, Overs		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: Storage Shed.

OPPORTUNITY KNOCKS! Location, location, location with this hidden gem in arguably one of the best locations in Tuxedo Park. Nestled in on a low-traffic, quiet cul-de-sac and situated on a LOT & A HALF (37.5' x 125'). Walking distance to all amenities, shops & just steps away from multiple parks & Downtown Calgary! An awesome opportunity for an INVESTOR or DOWNSIZE/FIRST TIME HOMEBUYER to OWN a BUNGALOW on a LARGE LOT at a price lower than most rent you can find in our city. Greeted with an OPEN PLAN living room with gorgeous hardwood flooring & spanning into your dining space with BRIGHT kitchen boasting plenty of cabinets/counter space and LOADS OF WINDOWS ACROSS THE BACK OF THE HOUSE to let the NATURAL LIGHT FLOOD IN! Large Primary Bedroom, another good-sized bedroom & a 4pc main bath complete the main level nicely. SEPARATE ACCESS OFF THE BACK OF THE HOUSE & leads to your MASSIVE SUNNY SOUTH BACKING LOT with OVERSIZED DETACHED GARAGE (26' x 11' x 22' x 9'). PRIVATE BACKYARD fully fenced with several deck/patio areas to entertain & storage shed. AMPLE PARKING with room to park multiple vehicles out front and rear lane access to your garage. Enjoy the private peaceful oasis of a backyard within the hustle & bustle! The partially finished basement is host to the laundry, workshop & great REC ROOM for another spacious gathering area/living space. A charming CURB APPEAL (stucco exterior) just adds a ton of character to this home. Close to all amenities, public transit, walking paths, parks & all levels of schools. Easy access to the main roadway systems, this one will SELL FAST! QUICK POSSESSION AVAILABLE. Book your private viewing today to appreciate what awesome value this Bungalow has to offer!