

\$625,000 - 1409 19 Avenue Nw, Calgary

MLS® #A2250036

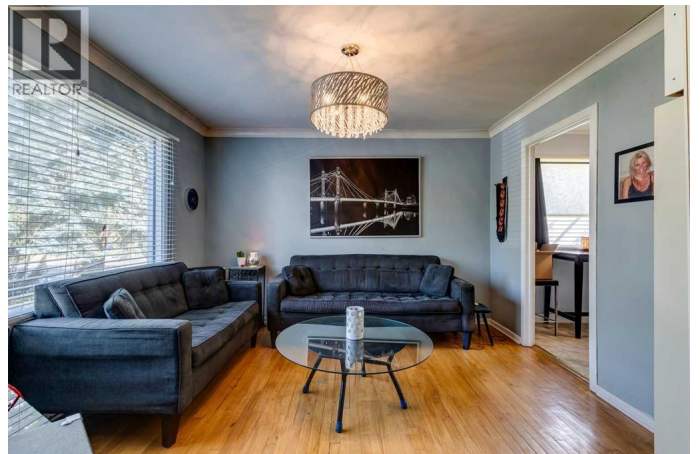
\$625,000

2 Bedroom, 1.00 Bathroom, 704 sqft

Single Family on 0.11 Acres

Capitol Hill, Calgary, Alberta

Located on a sunny, flat, south-backing 40' x 120' lot in a quiet cul-de-sac in desirable Capitol Hill, this property presents an excellent opportunity for a future new build while also offering a comfortable home to enjoy or continue renting. The existing residence is a well-kept 704 sq. ft. bungalow featuring two bedrooms and one bathroom. The living room is bright and welcoming, filled with natural light, while the galley-style kitchen offers space for a small eat-in table. The primary bedroom is generously sized with south-facing views over the backyard, and the second bedroom is cozy yet functional. At the rear of the home, a spacious laundry area doubles as a mudroom, adding convenience and practicality. This home has been consistently rented for over 15 years, with its prime inner-city location ensuring steady tenant demand. The area is highly walkable, with the community center, playgrounds, and top-rated schools all nearby (Rosedale School K-9 is only 1.4 km away). Confederation Park is just three blocks to the west, public transit is close at hand, downtown is a quick commute, and weekend getaways to the Rockies are easily accessible. A double detached garage, built in 2011 and in excellent condition, anchors the backyard, with room for an additional vehicle beside it and a front parking pad for even more flexibility. With plenty of new development already on the street, this cul-de-sac location is ideal whether you're planning a future build or looking



for a charming home in a sought-after inner-city neighbourhood. Call today for more information! (id:6289)

Built in 1947

Essential Information

Listing #	A2250036
Price	\$625,000
Bedrooms	2
Bathrooms	1.00
Square Footage	704
Acres	0.11
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1409 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M1A7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Back lane, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Window Coverings, Garage door opener, Washer & Dryer
Heating	Other
Cooling	None
# of Stories	1

Exterior

Exterior	Wood siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 7:01am PDT