\$589,000 - 1409 19 Avenue Nw, Calgary

MLS® #A2250036

\$589,000

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 Kâ€"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 \$589,000

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





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