

# \$599,900 - 4419 19 Avenue Nw, Calgary

MLS® #A2226166

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,045 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to this extensively renovated half-duplex Bungalow in the quiet inner city location of Montgomery. Nice open floor plan with a spacious 1045 sqft of main floor living area and a total of just over 2000 sqft with lower level. Recent renovations include all new kitchen cabinets, countertops and most of the appliances, all new vinyl plank flooring throughout, new 3pc ensuite, updated 4pc main bath, new lighting, modern gas fireplace insert and paint and trim throughout. The main floor features a nice open living and dining areas and the kitchen has been nicely updated to make for a wonderful entertaining space. There are 2 bedrooms on the main plus a den with a closet that could be converted back to a small bedroom if needed. The master bedroom c/w an all new 3pc ensuite and double closet and there's another 4pc bath on this level. The lower level is quite nice with loads of windows and includes a huge recreation room (currently used as 4th bedroom), a very large 3rd bedroom (great for a teen or elderly parents to have their own space) with two large windows and double closet, 3pc bath, large storage room and laundry area. Outside we have a sunny south fenced yard and a huge 24x20 insulated and dry walled double garage and in the front is a wonderful sitting space and garden boxes for plants and herbs. Great location with walking and biking paths linking to the Bow River bike path system that is only a short ride to downtown. You can walk to two



hospitals, the U of C and Market Mall, which are only a few minutes away, easy access west to the mountains and a short commute to downtown.

Built in 1979

### **Essential Information**

MLS® #	A2226166
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,045
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4419 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0R8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized, Rear Drive
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Evolve Realty
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