

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

MLS® #A2250036

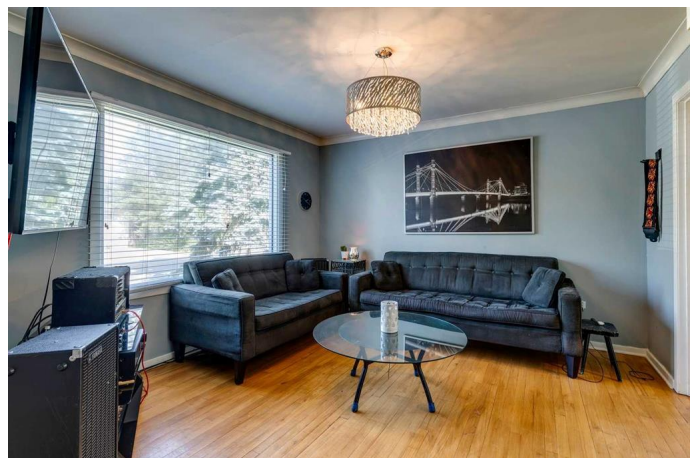
**\$589,000**

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential 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!

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250036    |
| Price          | \$589,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 704         |
| Acres          | 0.11        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1409 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1A7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                            |
| Appliances        | Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Wall Furnace                                                               |
| Cooling           | None                                                                       |

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Basement          | None                                                                                                                |
| <b>Exterior</b>   |                                                                                                                     |
| Exterior Features | None                                                                                                                |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Level, Low Maintenance Landscape, Interior Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Wood Frame, Wood Siding                                                                                             |
| Foundation        | Poured Concrete                                                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | R-CG                 |

**Listing Details**

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

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