

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

MLS® #A2250036

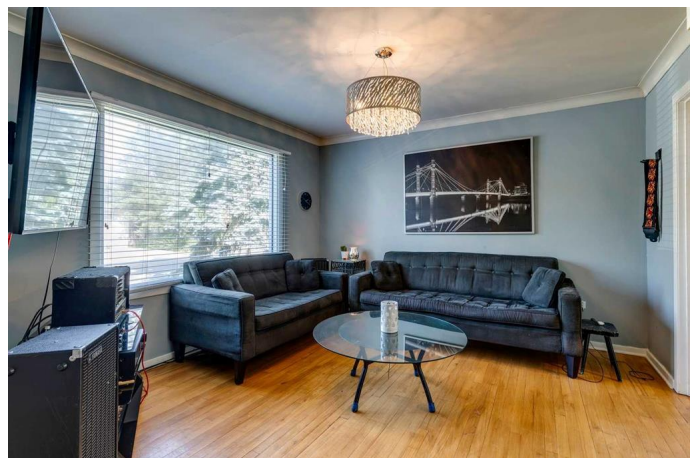
\$625,000

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	\$625,000
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
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Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 11th, 2025
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Days on Market	43
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Zoning	R-CG
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Listing Details

Listing Office	RE/MAX First
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