

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

MLS® #A2250036

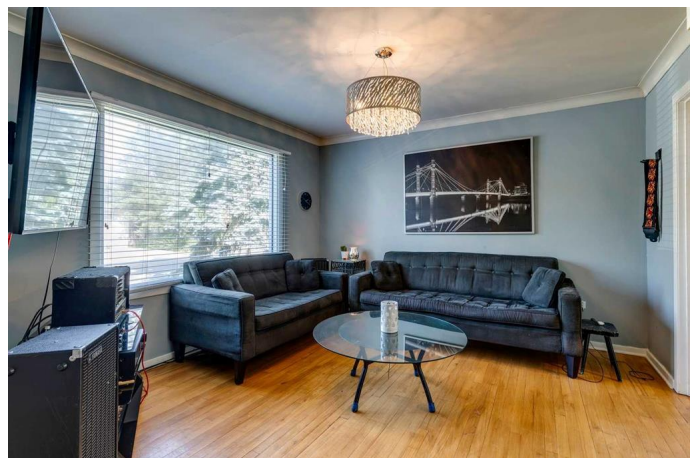
\$625,000

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
----------	------

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Wood Frame, Wood Siding
--------------	-------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 11th, 2025
-------------	----------------------

Days on Market	37
----------------	----

Zoning	R-CG
--------	------

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.