\$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 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!

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

Exterior

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 50

Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.