

# \$849,900 - 224 19 Avenue Nw, Calgary

MLS® #A2227347

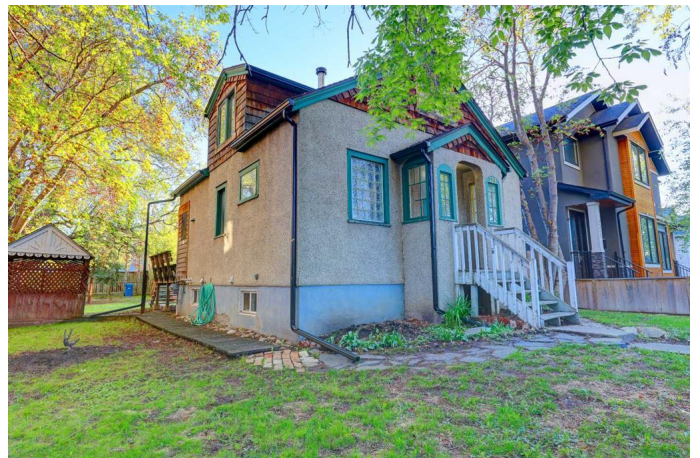
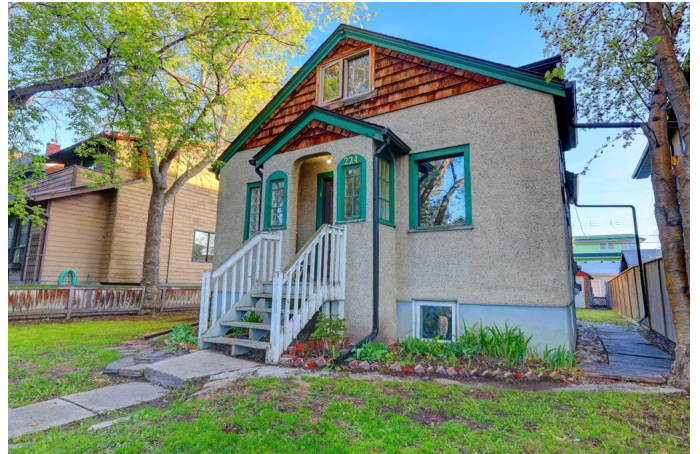
**\$849,900**

2 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Wonderful inner-city property with endless potential. This home sits on a large 50' x 125' R-CG lot. The site of this home offers excellent redevelopment potential from a modern side by side duplex to maybe even a tri-plex or 4-plex. This neighborhood is undergoing a significant revitalization supported by future development of the LRT and policies to increase density in the inner-city. The home itself offers a bit of old world charm retaining most of it's original character inside and out. Live in or rent out while you are making plans for redevelopment. The owner have used this property as a rental for over twenty years; and have not had a vacant day in all these years. Excellent rental potential and certainly can be used as an AIRBNB rental. Modest upgrades have been done over the years from a new high efficiency furnace, upgraded electric panel, new roof and eave troughs and freshly painted. The upper level has been converted into one huge primary bedroom loft and can be easily converted back into two bedrooms if one desires. For added comfort there is a wood burning stove in the living room and draw enough heat to warm the loft upstairs. There is plenty of storage space in the basement which is fully developed with a small bedroom and a rec room that can be used for storage or as a studio. This is truly a rare gem; located on a beautiful tree lined street right next to Balmoral Circus Park; close to public transit, school and shopping, and only minutes into downtown. Don't miss out on this rare opportunity; call for



your private viewing today.

Built in 1942

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227347          |
| Price          | \$849,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,187             |
| Acres          | 0.14              |
| Year Built     | 1942              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 224 19 Avenue Nw |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0Y2          |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wood Windows |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer                                                              |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |

|              |                    |
|--------------|--------------------|
| Fireplaces   | Wood Burning Stove |
| Has Basement | Yes                |
| Basement     | Finished, Full     |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Cedar, Stucco, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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