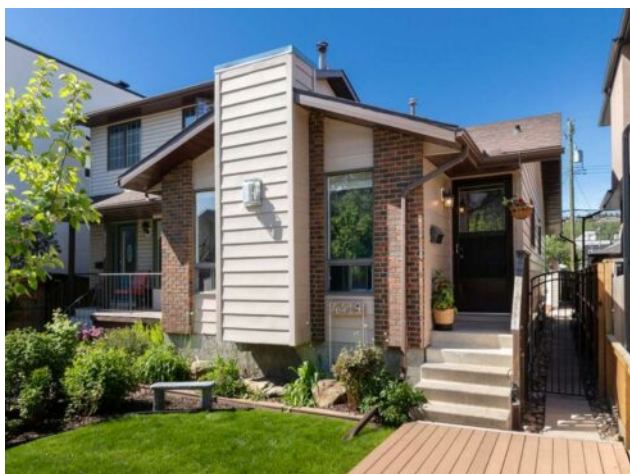


4419 19 Avenue NW
Calgary, Alberta

MLS # A2226166



\$599,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,045 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Insulated, Oversized, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: basement fridge

Welcome to this extensively renovated half-duplex Bungalow in the quiet inner city location of Montgomery. Nice open floor plan with a spacious 1045 sqft of main floor living area and a total of just over 2000 sqft with lower level. Recent renovations include all new kitchen cabinets, countertops and most of the appliances, all new vinyl plank flooring throughout, new 3pc ensuite, updated 4pc main bath, new lighting, modern gas fireplace insert and paint and trim throughout. The main floor features a nice open living and dining areas and the kitchen has been nicely updated to make for a wonderful entertaining space. There are 2 bedrooms on the main plus a den with a closet that could be converted back to a small bedroom if needed. The master bedroom c/w an all new 3pc ensuite and double closet and there's another 4pc bath on this level. The lower level is quite nice with loads of windows and includes a huge recreation room (currently used as 4th bedroom), a very large 3rd bedroom (great for a teen or elderly parents to have their own space) with two large windows and double closet, 3pc bath, large storage room and laundry area. Outside we have a sunny south fenced yard and a huge 24x20 insulated and dry walled double garage and in the front is a wonderful sitting space and garden boxes for plants and herbs. Great location with walking and biking paths linking to the Bow River bike path system that is only a short ride to downtown. You can walk to two hospitals, the U of C and Market Mall, which are only a few minutes away, easy access west to the mountains and a short commute to downtown.