

# \$875,000 - 2007 19 Avenue Sw, Calgary

MLS® #A2243263

**\$875,000**

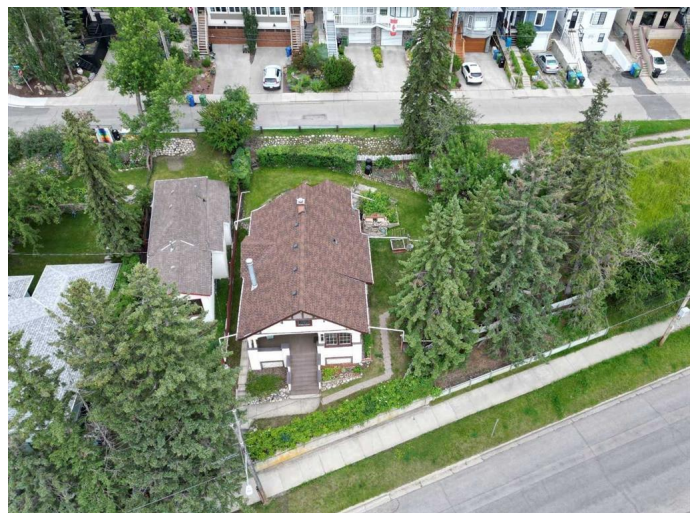
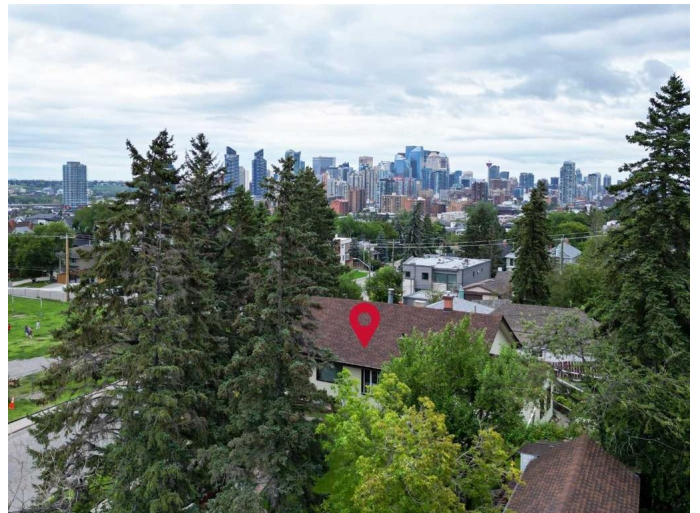
4 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.15 Acres

Richmond, Calgary, Alberta

Here is an exciting and unique opportunity for the right buyer. Not only does this 6716 sq ft property have fantastic future development potential, including a hilltop view towards downtown and all the way to Nose Hill. The house itself is super-clean, exceptionally well-maintained, and ready to move in. Sure, it's old! Built in 1913, this home is dripping with character and has been meticulously cared for over the last 48 years by the current owners. Over that time, the plumbing and electrical systems were upgraded, the old octopus furnace was replaced with a "modern" one (now 48 years old but running like a charm!), new windows were installed, new roof shingles in 2017, etc. This home is charming, dry, solidly built and extremely comfortable, including a fully functional wood-burning fireplace in the living room. Plus, it has an incredibly large yard with mature landscaping, cared for over the past 48 years with the same level of love as the house. Incredible location directly across from Calgary Arts Academy and a five-minute drive to downtown. One option for future development could be three townhomes with underdrive garages, subject to city approval (concept drawings by Terradigm Consultants available upon request). Don't miss this opportunity to own an incredibly rare inner-city home and property.

Built in 1913



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243263    |
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,187       |
| Acres          | 0.15        |
| Year Built     | 1913        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2007 19 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0J9           |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                       |
| Appliances        | Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Garden, Private Yard                       |
| Lot Description   | Back Yard, Garden, Many Trees, See Remarks |
| Roof              | Asphalt Shingle                            |
| Construction      | Metal Siding                               |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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