

# \$1,120,000 - 2511 19a Street Sw, Calgary

MLS® #A2212211

**\$1,120,000**

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.15 Acres

Richmond, Calgary, Alberta

Dream Opportunity! Build your dream home on Richmond/Knob Hill's finest street. Featuring 49' frontage and 135' depth, this affords an opportunity to design and build your unique residence with a west facing back garden. Or move in, as a charming updated bungalow currently rests here with an updated granite kitchen, stainless appliances, rich hardwood floors, gas fireplace, 2 updated bathrooms, Primary Bedroom with custom built-ins. A lower level with a spacious family room, flex room, laundry, bath and third bedroom with walk out access to a private fenced patio. A 24'X28' detached double garage sits at the back of the property. Back garden is very private and has a lot of spaces for entertaining and relaxing. This location is unbeatable, steps away from all the fun in Mardo Loop without any of the inconvenience, minutes to downtown and the rest of Calgary via Crowchild Trail and shops and eateries of 17th Ave.

Built in 1952

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212211    |
| Price          | \$1,120,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,119       |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1952        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2511 19a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4Z1            |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 3                                                       |
| Parking        | Double Garage Detached, Garage Door Opener, Parking Pad |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Tankless Hot Water                                                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Living Room, Mantle                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Exterior Entry, Finished, Full                                                                    |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Treed, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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