

461 19 Avenue NW
Calgary, Alberta

MLS # A2163578



\$779,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,773 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Other		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Pantry, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: none

Welcome to 461 19 Ave NW in wonderful Mt Pleasant! Located on a RARE cul-de-sac in the inner city and opening up to the renovated Balmoral Circus Park (google: Balmoral Circus), you immediately realize that you are situated in a family and pet friendly community. The stylish home boasts 5 bedrooms and 4 baths over 3 fully developed levels and has plenty of space for your growing family. The main level has a fantastic kitchen with granite counter tops, stainless steel appliances, and a family room (with fireplace) that opens out to your spectacular back yard retreat! Out back, relax or entertain on the well thought out deck and a wonderful and sunny mature garden. This south facing private backyard also leads to a double detached garage. The sunny second level hosts your primary bedroom with balcony and 4-piece en-suite. upper laundry area, 2 more bedrooms and a 4 piece bath. The fully developed basement has 2 more bedrooms, a 3 piece bath, family room, and plenty of storage. Close to bus routes or walk/ride to downtown in 30/10 minutes. 10 min walk to the restaurants and shops and North Mount Pleasant Arts Centre at 4th Street. Or 10 min walk to Lina's! And of course, schools and parks are nearby.