

**4201 19 Avenue SE
Calgary, Alberta****MLS # A2233906****\$415,000**

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	926 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

Nestled on a sun-kissed corner lot in the heart of one of Calgary's most vibrant and rapidly growing communities, this home is a burst of warmth, character, and potential. Whether you're a first-time buyer ready to plant roots, a growing family needing space, or a savvy investor looking for flexibility, this property checks all the boxes. Step Inside and Feel the Possibilities: Welcome in through a bright split-level entryway — with stairs leading up to the sun-soaked living space or down to versatility and value-added basement bedrooms with great potential for a basement suite development (upon city approval) >> The open-concept living area is bright, spacious, and effortlessly welcoming — perfect for both cozy nights and lively gatherings >> The kitchen flows beautifully onto a private side deck facing 41 Street SE, where you can sip coffee under the sun or host dinner with a breeze >> 4 spacious bedrooms (two up, two down) offer room to grow, share, or rent >> The spacious basement gives you exciting options — easily add a 5th bedroom, or create one or two income-generating suites (subject to city approval) Live Where Everything's Just Steps Away: >> Top nearby schools: Forest Lawn High, Ernest Morrow, and Valley View >> Green escapes: Walk to Forest Lawn Park or let kids play at Forest Lawn Natural Playground >> Foodies rejoice! Within a 10-minute walk you'll find over 10 restaurants and cafes including Papa John's Pizza, Tong KY BBQ, Tim's Cafe, Shawarma Palace, Pho 88 Noodle House — plus Tim Hortons, McDonald's, Dairy Queen, and more along vibrant International Avenue >> Shop with ease — walk to Merv's No Frills, Sobeys, Giant Tiger, Mayfair Foods, and multiple international food and grocery markets >> Unwind nearby at local favourites like

Spot Pub & Grill, Alpha Bar, and Border Crossing And best of all — you’re just a 10-minute commute to downtown Calgary! That’s unbeatable access without the downtown price. Zoned RC-G, this property is more than a home — it’s a launchpad for your next chapter. Live in it, rent it out, or build your vision for the future.