

**3803 19 Street NW  
Calgary, Alberta**

**MLS # A2244633**



**\$679,900**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** 2nd Refrigerator, 2 x sheds, BBQ, Wall mounted cabinets in garage

Opportunity knocks! this renovated bungalow sits on a 5,000sq. ft. West backing lot. This stylishly updated bungalow offers an opportunity to own a renovated 3-bedroom residence in an exceptional location. You'll be delighted by the open-concept main floor, bathed in natural light and featuring hardwood flooring that flows seamlessly throughout. The spacious living room offers clear sightlines and views of both the front and back gardens, creating an inviting atmosphere. The heart of this home is the Chef's kitchen, thoughtfully designed to inspire your culinary creations. It boasts an inviting eat-at island, ample white upper cabinets with modern undermount lighting, a stunning geometrical backsplash, and complementary chic blue lower cabinets. The seamless flow continues into the generous dining room, perfect for hosting gatherings, with direct access to the expansive rear deck—ideal for extending your indoor-outdoor living during warmer months. The primary bedroom is comfortable and spacious complete with a large closet. A well-proportioned second bedroom and a gorgeous updated 3-piece bathroom featuring a glass-enclosed walk-in shower with decorative neutral tile surround complete this level. The finished basement, is designed for both comfort and versatility. Here you'll find a spacious family room accented by a striking wood barn sliding door, additional bedroom, office, and a roomy 4-piece bathroom equipped with a tub, laundry facilities, and ample storage. Step outside into your private oasis: a huge, sunny west backyard. This tranquil retreat features a large deck perfect for entertaining, abundant green space for children or pets to play freely, and established gardens that invite relaxation. Practical conveniences include a single detached garage and an additional parking pad. Renovated top to bottom (basement 2018, main 2020,

landscaping 2021), some improvements include: heated bathroom floors, a custom laundry closet in the primary suite, warm-dimming lighting, and clever hidden storage. Upstairs features select oak hardwood; downstairs, insulated subflooring with luxury vinyl plank keeps things cozy. The kitchen, bathrooms, and some mechanicals were upgraded, and the home is roughed-in for high-efficiency furnace and A/C. This home boasts an unbeatable location, offering the best of Calgary living. Surrounded by greenery in every direction that connects to top-notch off-leash parks, and walkable to all conveniences, this is a spot where everything feels connected. Top it off with truly wonderful neighbours and space to grow, and you have a home that doesn't just check boxes—it quietly exceeds them. Call and book your showing today—this opportunity won't last long!