

1012 19 Avenue SE
Calgary, Alberta

MLS # A2245612



\$599,900

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Separate Entrance		

Inclusions: none

Situated in one of Calgary's most vibrant and historic inner-city communities, this character-filled home in Ramsay offers a rare opportunity for buyers seeking location, flexibility, and future upside. The property must either be restored to its original configuration as a single-family home or, if desired, convert the illegal upper suite into a conforming secondary suite, subject to city approval. Currently set up with additional living areas, the home provides excellent potential for redevelopment or personal customization. With charming curb appeal, a walkable location near parks, cafés, and downtown, and a neighborhood known for its artistic energy, this property is ready for your vision. Whether you're a homeowner, investor, or renovator — seize the chance to build in a community where opportunity meets creativity.