

**840 19 Avenue NW
Calgary, Alberta**

MLS # A2258614



\$1,050,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Lower Level Love Seat, Lower Level Sofa Bed, 2 Refrigerators, Storage Shed, Garage Door Opener with 2 Controls

Attention developers! Don't miss this 1077 sq. ft. bungalow situated on a BEAUTIFULLY MAINTAINED 50' x 120' CORNER LOT IN SOUGHT AFTER MOUNT PLEASANT WITH HUGE REVELOPMENT POTENTIAL. Total of 3 bdrms & 2 baths, huge private, beautifully treed, fully fenced lot with a large covered deck, a storage shed & a headed 27' x 23' garage/workshop. Beautifully situated on a quiet street - walking distance to SAIT, transit & some of the best schools in the NW. A PRIME LOT FOR REDEVELOPEMENT OR A WONDERFUL FAMILY ORIENTATED COMMUNITY TO CALL HOME.