

\$1,099,888 - 1039 19 Avenue Se, Calgary

MLS® #A2207083

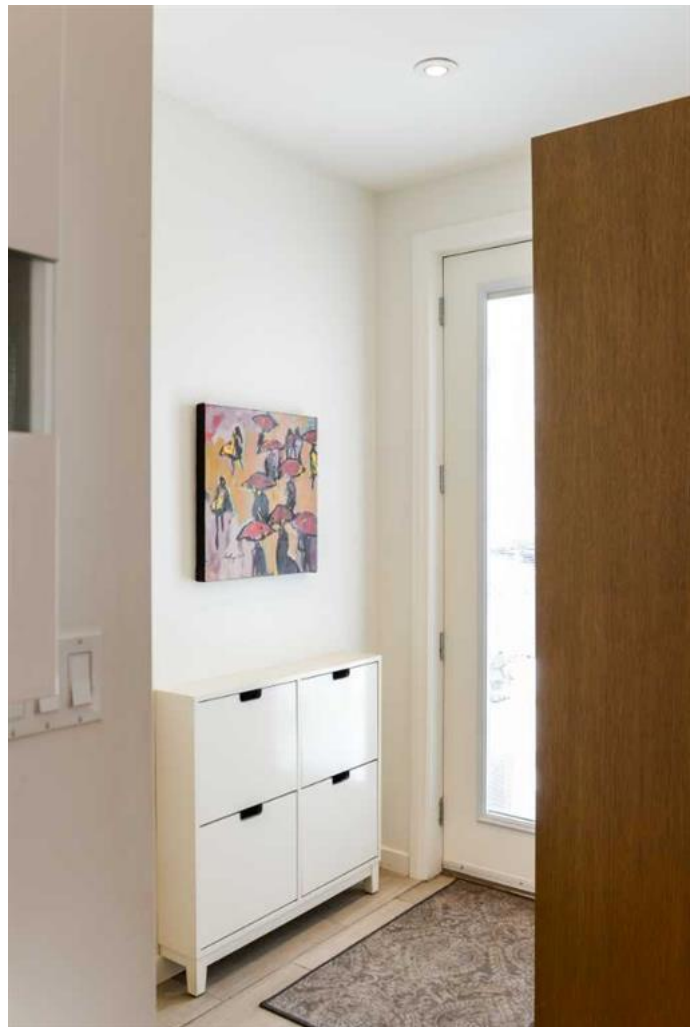
\$1,099,888

4 Bedroom, 4.00 Bathroom, 1,667 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Thoughtful Design & High-End Features;
Designed as a forever home with upgrades by the designer-owner. SIPS (Structural Insulated Panel) construction for year-round efficiency. Heated floors throughout the entire home. High-end appliances: Dacor wall oven, Fisher & Paykel counter-depth fridge, Bosch dishwasher. Ample kitchen storage, 16' island with plenty of drawers & an appliance garage. Stylish & Functional Living Spaces;
Wood-burning fireplace with gas log lighter. Hidden storage, custom sheers. Custom front closet, engineered hardwood floors, fresh paint. High-quality windows with cross ventilation. Efficient & Well-Equipped Basement; Thoughtfully designed basement egress in the 4th bedroom. Boiler on demand (still under warranty) & in-floor heating. Citrus-based water softener (no salt) & air exchangers (upstairs & downstairs). Large dedicated storage room, sump pump, basement freezer & TV wall unit. Outdoor & Additional Spaces; Rooftop patioâ€”perfect for watching fireworks. Gas hookup for BBQ, solid two tiered PVC deck, and south-facing yard. Thoughtfully designed front garden with egress window & custom plantings. Heated garage with upstairs flex spaceâ€”ideal for a home office. Exceptional location in Ramsay, just a quick walk to Inglewood shops and restaurants, the Zoo, Crossroads Market, Lina's Italian Market, river pathway systems, and the Saddledome. Only a couple of blocks to Heritage Coffee and Dandy Brewing. Check



out our open house!

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207083 |
| Price | \$1,099,888 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,667 |
| Acres | 0.06 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1039 19 Avenue Se |
| Subdivision | Ramsay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G1M2 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home, Recessed Lighting, Stone Counters, Tankless Hot Water |
| Appliances | Dishwasher, Freezer, Induction Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | In Floor, Fireplace(s) |
| Cooling | None |

| | |
|-----------------|-----------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Starter, Living Room, W |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden |
| Lot Description | Back Lane, Back Yard, City L Landscape |
| Roof | Flat Torch Membrane |
| Construction | Composite Siding, Metal Siding |
| Foundation | ICF Block |



Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 25 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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