

# **\$849,900 - 224 19 Avenue Nw, Calgary**

MLS® #A2227347

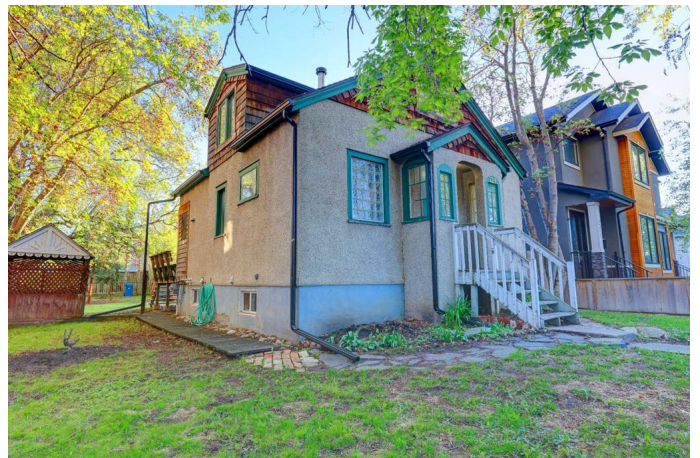
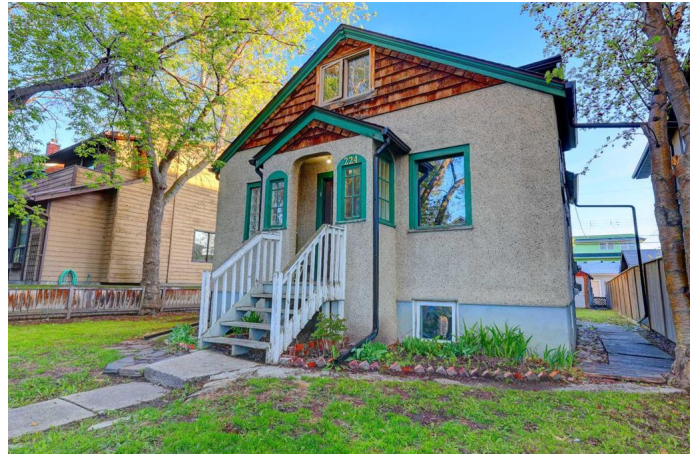
**\$849,900**

2 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Wonderful inner-city property with endless potential. This home sits on a large 50' x 125' R-CG lot. The site of this home offers excellent redevelopment potential from a modern side by side duplex to maybe even a tri-plex or 4-plex. This neighborhood is undergoing a significant revitalization supported by future development of the LRT and policies to increase density in the inner-city. The home itself offers a bit of old world charm retaining most of it's original character inside and out. Live in or rent out while you are making plans for redevelopment. The owner have used this property as a rental for over twenty years; and have not had a vacant day in all these years. Excellent rental potential and certainly can be used as an AIRBNB rental. Modest upgrades have been done over the years from a new high efficiency furnace, upgraded electric panel, new roof and eave troughs and freshly painted. The upper level has been converted into one huge primary bedroom loft and can be easily converted back into two bedrooms if one desires. For added comfort there is a wood burning stove in the living room and draw enough heat to warm the loft upstairs. There is plenty of storage space in the basement which is fully developed with a small bedroom and a rec room that can be used for storage or as a studio. This is truly a rare gem; located on a beautiful tree lined street right next to Balmoral Circus Park; close to public transit, school and shopping, and only minutes into downtown. Don't miss out on this rare opportunity; call for



your private viewing today.

Built in 1942

### Essential Information

MLS® #	A2227347
Price	\$849,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	224 19 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0Y2

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wood Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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