

\$875,000 - 2007 19 Avenue Sw, Calgary

MLS® #A2243263

\$875,000

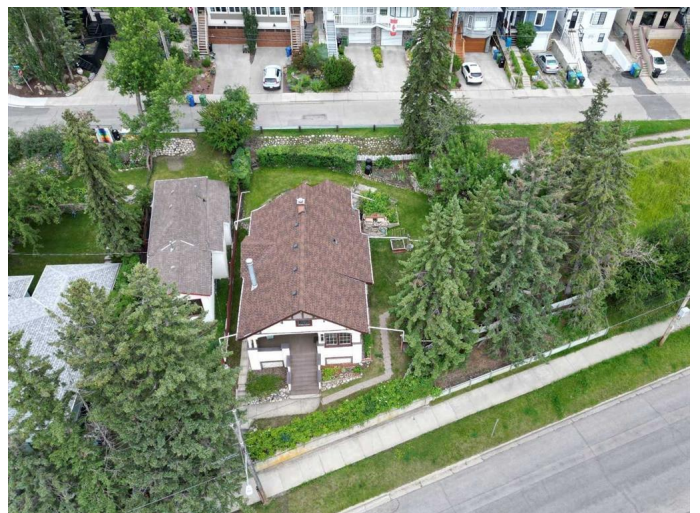
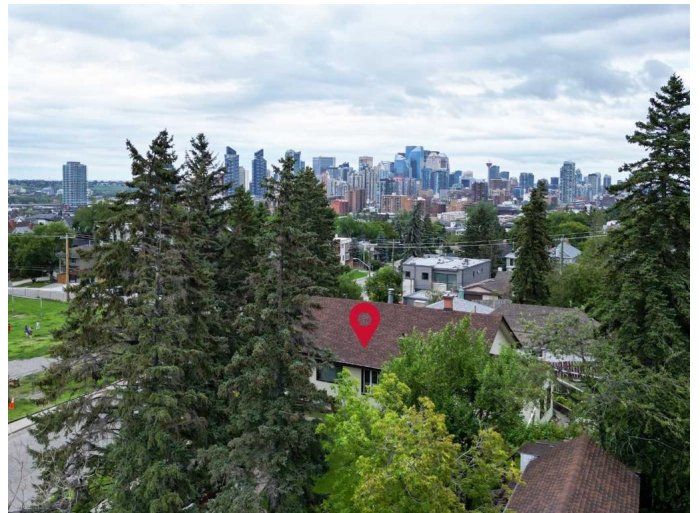
4 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.15 Acres

Richmond, Calgary, Alberta

Here is an exciting and unique opportunity for the right buyer. Not only does this 6716 sq ft property have fantastic future development potential, including a hilltop view towards downtown and all the way to Nose Hill. The house itself is super-clean, exceptionally well-maintained, and ready to move in. Sure, it's old! Built in 1913, this home is dripping with character and has been meticulously cared for over the last 48 years by the current owners. Over that time, the plumbing and electrical systems were upgraded, the old octopus furnace was replaced with a "modern" one (now 48 years old but running like a charm!), new windows were installed, new roof shingles in 2017, etc. This home is charming, dry, solidly built and extremely comfortable, including a fully functional wood-burning fireplace in the living room. Plus, it has an incredibly large yard with mature landscaping, cared for over the past 48 years with the same level of love as the house. Incredible location directly across from Calgary Arts Academy and a five-minute drive to downtown. One option for future development could be three townhomes with underdrive garages, subject to city approval (concept drawings by Terradigm Consultants available upon request). Don't miss this opportunity to own an incredibly rare inner-city home and property.

Built in 1913



Essential Information

MLS® #	A2243263
Price	\$875,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	0.15
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2007 19 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0J9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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