# \$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





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
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

1039 19 Avenue Se
Ramsay
Calgary
Calgary
Alberta
T2G1M2

### Amenities

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

### Interior

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

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Starter, Wo
Has Basement	Yes
Basement	Finished, Full

#### Exterior

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

#### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	R-CG

#### **Listing Details**

Listing Office Keller Williams BOLD Realty

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