

# \$524,900 - 1012 19 Avenue Se, Calgary

MLS® #A2245612

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Situated in one of Calgary's most vibrant and historic inner-city communities, this character-filled home in Ramsay offers a rare opportunity for buyers seeking location, flexibility, and future upside.

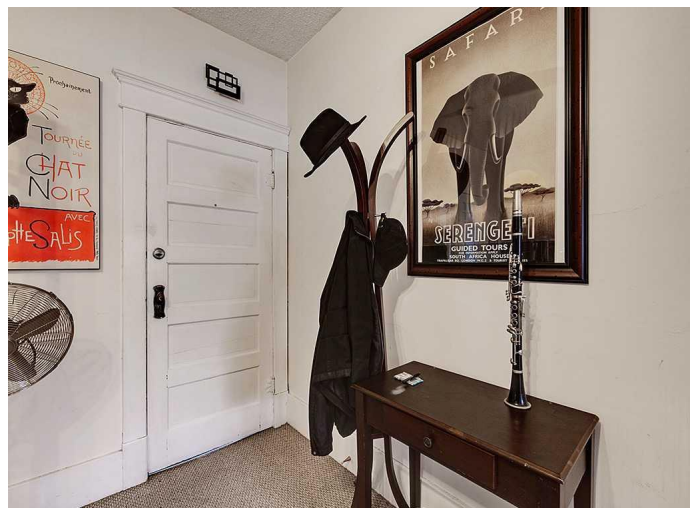
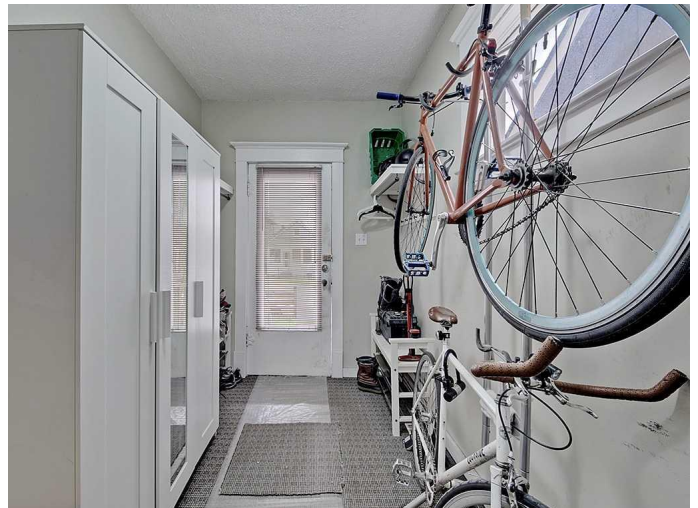
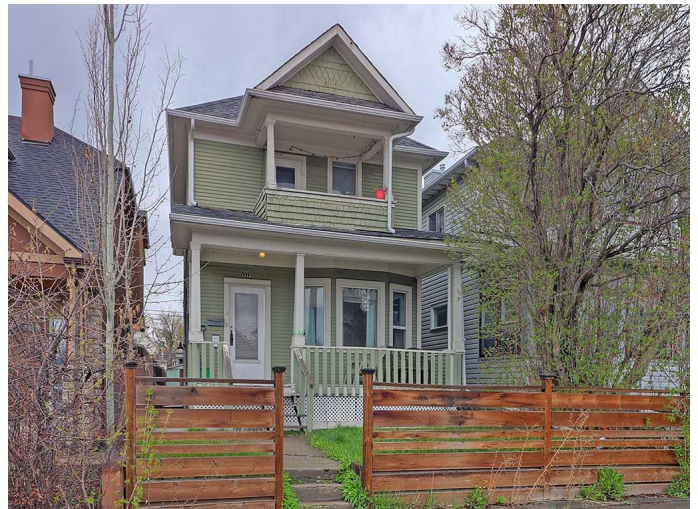
The property must either be restored to its original configuration as a single-family home or, if desired, convert the illegal upper suite into a conforming secondary suite, subject to city approval.

Currently set up with additional living areas, the home provides excellent potential for redevelopment or personal customization. With charming curb appeal, a walkable location near parks, caf  s, and downtown, and a neighborhood known for its artistic energy, this property is ready for your vision. Whether you're a homeowner, investor, or renovator – seize the chance to build in a community where opportunity meets creativity.

Built in 1912

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245612  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,464     |
| Acres          | 0.06      |
| Year Built     | 1912      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1012 19 Avenue Se |
| Subdivision | Ramsay            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2G 1M2           |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                               |
| Parking        | Alley Access, Off Street                                                                        |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Separate Entrance                     |
| Appliances        | Electric Stove, Refrigerator          |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full, Exterior Entry, Suite |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Back Lane, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Siding            |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 79               |
| Zoning         | R-CG             |

### Listing Details

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