

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

MLS® #A2207083

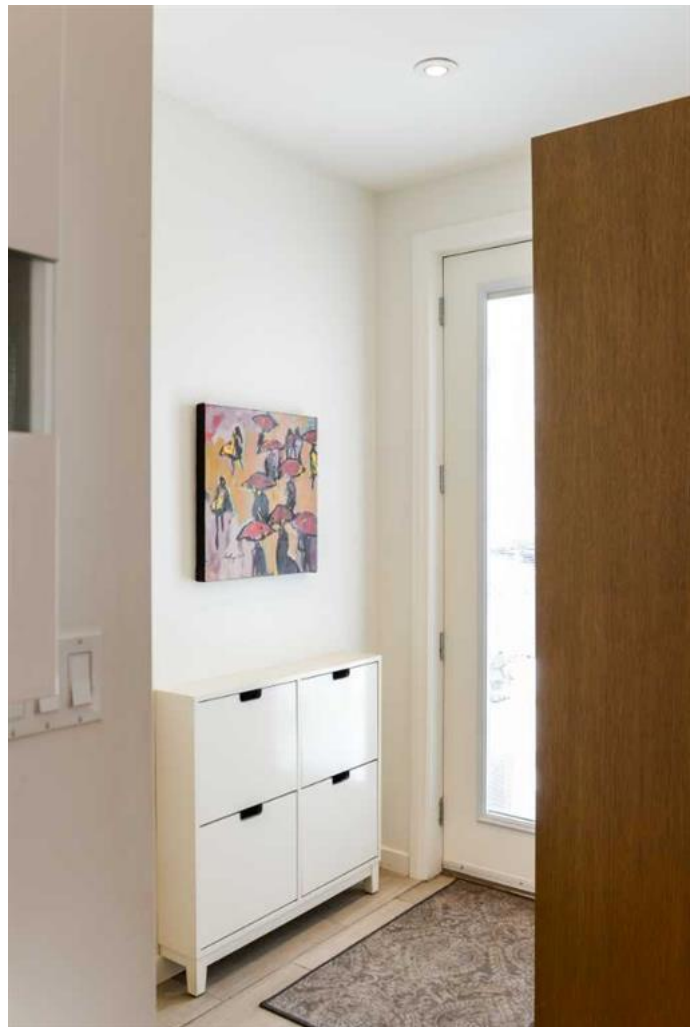
**\$1,099,888**

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	17
Zoning	R-CG

### Listing Details

Listing Office	Keller Williams BOLD Realty
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