

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

MLS® #A2207083

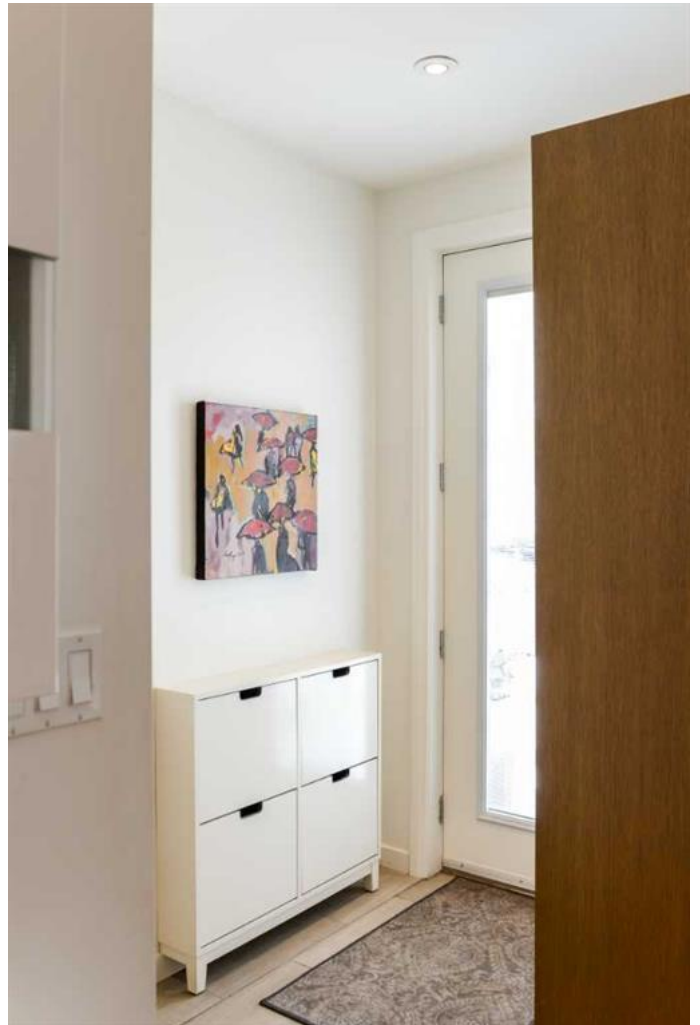
**\$1,099,888**

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, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	In Floor, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning,
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	20
Zoning	R-CG

## Listing Details

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

