

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

MLS® #A2207083

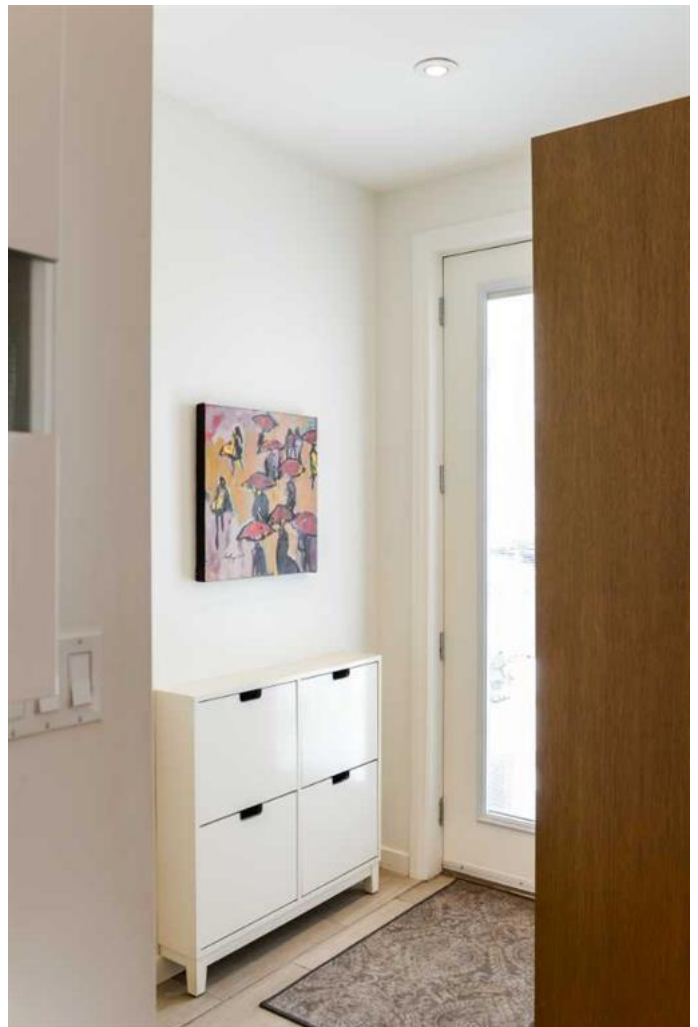
**\$1,099,888**

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 patio—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 space—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      | Living Room, Wood Burning, |
| Has Basement    | Yes                        |
| Basement        | Finished, Full             |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Garden, BBQ gas line                      |
| Lot Description   | Back Lane, Back Yard, City L<br>Landscape |
| Roof              | Flat Torch Membrane                       |
| Construction      | Composite Siding, Metal Siding            |
| Foundation        | ICF Block                                 |



### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 23              |
| Zoning         | R-CG            |

### Listing Details

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

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