

**3803 19 Street NW
Calgary, Alberta**

MLS # A2244633



\$715,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

Inclusions: 2nd Refrigerator, 2 x sheds, BBQ, Wall mounted cabinets in garage

Welcome home to this thoughtfully renovated home that blends warmth, quality, and subtle charm. This stylishly updated bungalow offers an opportunity to own a turn-key, renovated 4-bedroom residence in an exceptional location. From the moment you step inside, you'll be delighted by the open-concept main floor, bathed in natural light and featuring warm hardwood flooring that flows seamlessly throughout. The spacious living room offers clear sightlines and views of both the front and back gardens, creating an inviting atmosphere. The heart of this home is undoubtedly the Chef's kitchen, thoughtfully designed to inspire your culinary creations. It boasts an inviting eat-at island, ample white upper cabinets with modern undermount lighting, a stunning geometrical backsplash, and complementary chic blue lower cabinets. The seamless flow continues into the generous dining room, perfect for hosting large gatherings, with direct access to the expansive rear deck—ideal for extending your indoor-outdoor living during warmer months. The primary bedroom is comfortable and spacious complete with a large closet. A well-proportioned second bedroom and a gorgeous updated 3-piece bathroom featuring a glass-enclosed walk-in shower with decorative neutral tile surround complete this level, exuding modern elegance. The finished basement adds significant valuable living space, designed for both comfort and versatility. Here you'll find a spacious family room accented by a striking wood barn sliding door, 2 additional bedrooms (Note that the windows of the rear bedroom do not meet egress requirements), and a roomy 4-piece bathroom equipped with a tub, laundry facilities, and ample storage. Step outside into your private oasis: a huge, sunny west backyard. This tranquil retreat features a large deck perfect for entertaining, abundant green space for children or pets to play freely,

and established gardens that invite relaxation. Practical conveniences include a single detached garage and an additional parking pad. Renovated top to bottom (basement 2018, main 2020, landscaping 2021), it's full of quiet luxuries: heated bathroom floors, a custom laundry closet in the primary suite, warm-dimming lighting, and clever hidden storage. Upstairs features select oak hardwood; downstairs, insulated subflooring with luxury vinyl plank keeps things cozy. The kitchen, bathrooms, and some mechanicals were upgraded, and the home is roughed-in for high-efficiency furnace and A/C. This gem boasts an unbeatable location, offering the best of Calgary living. Surrounded by greenery in every direction that connects to top-notch off-leash parks, and walkable to all conveniences, this is a spot where everything feels connected. Top it off with truly wonderful neighbours and space to grow, and you have a home that doesn't just check boxes—it quietly exceeds them. Call and book your showing today—this property won't last long!