

218 19 Avenue NE
Calgary, Alberta

MLS # A2206451



\$849,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	1913 (112 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Native Plants, Tree		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Charming 1913 Character Home with Modern Upgrades & Oversized Garage in Tuxedo Park. Step into a world of timeless charm and modern comfort with this delightful 2-storey home in the heart of Tuxedo Park. Spanning 1,365 sq. ft., (including the sunrooms,) this home seamlessly blends vintage appeal with contemporary living. The main floor boasts 9-foot ceilings, and the entire level was taken back to the studs in 2024. Improvements include but are not limited to new subfloor, engineered hardwood, new rockwool insulation and drywall, new kitchen + appliances, and a new powder room. In the custom kitchen you'll find exotic granite countertops, maple cabinet interiors, a coffee bar, and a custom hood fan. The 3 bedrooms on the upper level all have original hardwood floors. Off the front bedrooms is a cozy, heated and enclosed sunroom. Also on the upper level, a beautifully renovated 4-piece bathroom featuring heated floors, the original clawfoot tub, a skylight, and a large curbless shower. The basement offers a 3-piece bathroom with a shower, laundry, and ample storage space. The backyard is a true oasis, featuring a spacious deck perfect for entertaining and a well-tended garden with mature trees (pruned in 2024), colorful perennial flowers, and a large storage shed. A brand-new oversized (24x24) double garage adds incredible value, offering ample space for vehicles, storage and/or a workshop area. Upgrades in recent years include work to the exterior (new paint and roof), hot water tank, furnace, plumbing stack, updated plumbing and electrical throughout (permitted and inspected in 2023/2024), & popcorn ceiling removed! Flat ceilings throughout. The home's historic character shines through, and you'll love the expansive 37.5' x 124' R-CG zoned lot on a quiet street. Located in the desirable Tuxedo Park, this inner-city gem offers incredible

walkability with easy access to parks, schools, shopping, and downtown. With an off-leash park to the East, Confederation Park to the West, and Prince's Island Park just south, this is the perfect place to enjoy all Calgary offers. Own a piece of history with modern conveniences—schedule your showing today!