

**820 19 Avenue NW
Calgary, Alberta**

MLS # A2275123



\$850,000

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|------------------|--|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,895 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: EV Charger in Garage

Welcome to 820 19 Avenue NW, ideally positioned on a quiet, tree-lined street in the heart of Mount Pleasant, with exceptional access to 16th Avenue, downtown and Calgary's inner-city amenities. This well-maintained home offers a thoughtful blend of meaningful upgrades, timeless features and lifestyle driven spaces perfect for those who value both comfort and location. Major mechanical updates provide peace of mind, including a new roof (2020), air conditioning (2021), gas oven (2024), hot water tank (2023), furnace (2025) and washing machine (2025). The double garage is equipped with a 220V EV charger, ideal for modern living. Inside, the main level showcases hardwood flooring, a well-appointed kitchen with a gas range, Bosch dishwasher, refrigerator with beverage drawer, a separate bar fridge and a layout designed for both daily living and entertaining. A gas hookup on the deck makes outdoor dining effortless, while the backyard transforms into a private summer retreat, anchored by a gorgeous mature cherry tree. The upper level features a light-filled primary bedroom with a walk-in closet, dual sinks in the ensuite, and a Juliet window/door that adds warmth and natural light. Two bedrooms, a full sized bathroom and laundry room completed the upper level. The fully developed basement offers excellent flexibility with a bedroom featuring a walk-in closet, a 4-piece bathroom and a dedicated space with gym flooring, ideal for fitness, hobbies or recreation. A rare combination of quiet inner-city living, modern upgrades and a stunning outdoor space, this Mount Pleasant home is perfectly suited for buyers seeking long-term value in one of Calgary's most desirable communities.