

# \$849,900 - 218 19 Avenue Ne, Calgary

MLS® #A2206451

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.11 Acres

Tuxedo Park, Calgary, Alberta

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 youâ€™™ 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

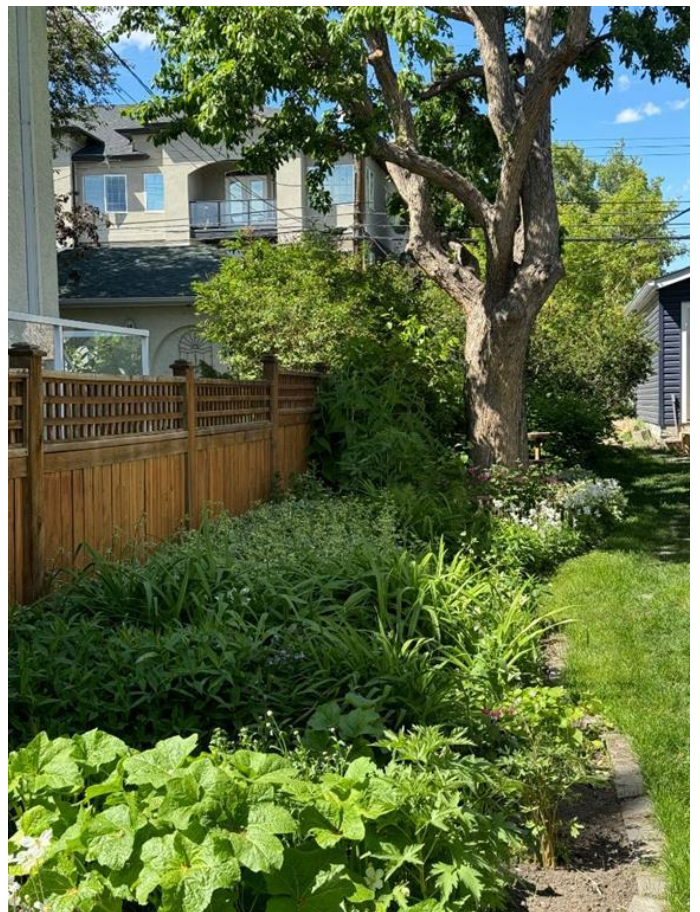


roof), hot water tank, furnace, plumbing stack, updated plumbing and electrical throughout (permitted and inspected in 2023/2024), & popcorn ceiling removed! Flat ceilings throughout. The home's historic character shines through, and you'll love the expansive 37.5' x 124' R-CG zoned lot on a quiet street. 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!

Built in 1913

### Essential Information

MLS® #	A2206451
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.11
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



### Community Information

Address	218 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1P1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Native Plants, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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