# 1040 19 Avenue SE

Calgary | Active | MLS® A2346933

**$484,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1911** | **765 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Detached home at a condo price - without the condo fees. For under $500,000, this charming Ramsay detached is priced alongside nearby condos and townhomes charging $500-800+/month in fees; here, $0 - ever. Inner-city living with character, a generous yard and plenty of room to make the space your own. Natural light carries through the OPEN-CONCEPT living and dining areas with 9' CEILINGS, embossed ceiling details, crown moulding and an arched opening. The galley kitchen features a brick backsplash, gas stove and peninsula breakfast bar. On the main floor: primary bedroom with WALK-IN CLOSET and private 2-piece bath, plus a 4-piece main bath with laundry. The finished basement adds a second bedroom and a separate flex room. DEEP BACKYARD with mature trees, storage shed and extended patio. Updates include a 2021 hot water tank and high-efficiency furnace. Inner-city living near Ramsay and Inglewood amenities, river pathways, downtown and the future Green Line station. Generous 25' × 112' RC-2 LOT with future redevelopment potential.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346933 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1911 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 765 sq. ft. |
| **Main Level Finished Area:** | 765 sq. ft. |
| **Below Grade Finished Area:** | 220 sq. ft. |

| | |
|---|---|
| **Acreage:** | No |
| **Lot Area:** | 2,798 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 1911 (Age: 115) |
| **Bedrooms:** | 2 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 4040N |
| **Heating:** | High Efficiency, Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |

| | |
|---|---|
| **Parking:** | None, On Street |
| **Parking Places:** | 0 |
| **Parking Total/Covered:** | 0 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southeast |
| **Community:** | Ramsay |
| **Appliances:** | Dishwasher, Dryer, Freezer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | TV mount and TV, 4 cabinets, Bar stools, Shed, LawnMaster Reel Push Mower in the shed |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 16'1" × 10'7" · |
| **Main Floor** | Dining Room · 11'1" × 10'7" · |
| **Main Floor** | Kitchen · 10'6" × 9'4" · |
| **Main Floor** | Bedroom - Primary · 16'11" × 8'5" · |
| **Main Floor** | Walk-In Closet · 4'11" × 4' · |
| **Basement** | Bedroom · 7'10" × 7'8" · |
| **Basement** | Furnace/Utility Room · 14'10" × 6'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Fire Pit, Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Yard, Landscaped, Lawn, Many Trees |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Shed |

| | |
|---|---|
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | RC-2 |
| **Listed Date:** | Sep 22, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1040-19-avenue-se-calgary-a2346933/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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