# \$974,900 - 522 19 Avenue Sw, Calgary

MLS® #A2217315

# \$974,900

2 Bedroom, 3.00 Bathroom, 1,673 sqft Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to 522, where location and legacy converge. Situated in the heart of Cliff Bungalow, this 1910 gem received a thoughtful contemporary update in the early 2000s, seamlessly blending historic character with architectural sensibilities.

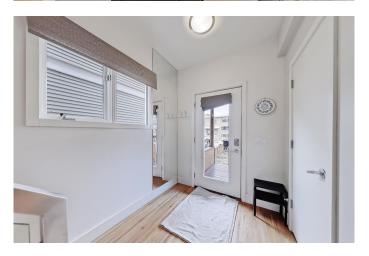
Vaulted ceilings and an open-concept plan set the tone, preserving the home's original proportions while inviting fresh air and natural light throughout the main floor. The generous living and dining spaces flow effortlessly into a kitchen primed for today's culinary potential. This level also provides a 2pc bathroom for everyday ease. Up on the second floor there are two very generous bedrooms, and the primary boasts a southern patio. The bathroom offers a large tub and walk-in shower next to bedroom two. The spiral staircase takes you up to the third floor and loft-like vaulted room, perfect for a cozy movie or working from home.

The basement provides an ample sized rec room, lots of storage and laundry as well as a 3pc bathroom. Outside a private backyard and oversized single garage for a secluded outdoor getaway in the heart of the city and convenience.

Beyond its walls, Cliff Bungalow offers unparalleled convenienceâ€"walk to cafés, shops, the Beltline, and the river pathways in minutes. Whether you choose to update, renovate, or rebuild, this location delivers endless opportunity. Discover the timeless appeal of 522: a piece of Calgary history, once







refreshed and ready for its next chapter of urban living and creative potential.

## Built in 1910

# **Essential Information**

MLS® # A2217315 Price \$974,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,673 Acres 0.07 Year Built 1910

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Active

# **Community Information**

Address 522 19 Avenue Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S0E2

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

# Interior

Interior Features Breakfast Bar, Built-in Features

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 2nd, 2025

Days on Market 4

Zoning M-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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