

# \$875,000 - 522 19 Avenue Sw, Calgary

MLS® #A2217315

**\$875,000**

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 convenience—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	\$875,000
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	47
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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