

# \$600,000 - 228 19 Avenue Ne, Calgary

MLS® #A2226350

**\$600,000**

2 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

| Central Location | Updated Interior | Vaulted Ceiling | Front and Back Outdoor Space | Welcome to this beautifully updated home offering almost 1,100 square feet of developed living space in the desirable inner-city community of Tuxedo Park. Featuring 2 spacious bedrooms and a fully updated bathroom, this property combines modern comfort with character and convenience. The upstairs bedroom loft (not included in the 753 above-grade square footage) offers an additional approximately 100 sqft, along with the basement which offers another 245 sqft of developed living space. Step inside to discover a bright, airy interior highlighted by vaulted ceilings above the living room and large windows that flood the space with natural light. The updated kitchen boasts sleek stainless steel appliances and ample cabinet space—perfect for everyday cooking or entertaining. The dining room sits conveniently next to the kitchen and offers enough space for a sizable table. The basement features an additional recently finished flex room, ideal for a movie room, home office, gym, or guest space. A laundry space and plenty of storage round off the lower floor. Outside, enjoy the private backyard complete with lush grass, a sunny deck, and a huge front porch that invites relaxation. Well-kept bushes and trees add a nice touch of privacy and nature. A single detached garage adds convenience and additional storage. Located minutes from downtown and close to shopping, parks, and



transit, this home offers the best of city living in a quiet, welcoming neighbourhood. Donâ€™t miss this opportunity to own a turnkey home in one of Calgaryâ€™s most sought-after communities!

Built in 1910

**Essential Information**

MLS® #	A2226350
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	228 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P1

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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