



**3803 19 Street NW, Calgary, Alberta - \$679,900**



Main Photo

## Property Description

Renovated bungalow sits on a 5,000sq. ft. West backing lot. This stylishly updated bungalow offers an opportunity to own a renovated 3-bedroom residence in a convenient location. Open-concept main floor, bathed in natural light and featuring hardwood flooring that flows seamlessly throughout. The spacious living room offers clear sightlines and views of both the front and back gardens, creating an inviting atmosphere. The Chef's kitchen, thoughtfully designed and functional with plenty of storage. It boasts an inviting eat-at island, ample white upper cabinets with modern undermount lighting, geometrical backsplash, and complementary chic blue lower cabinets. The dining room is perfect for hosting gatherings, with direct access to the expansive rear deck w gas line BBQ hook up. The primary bedroom is comfortable and spacious complete with a large closet. A well-proportioned second bedroom and a gorgeous updated 3-piece bathroom featuring, heated floors, a glass-enclosed walk-in shower and decorative neutral tile surround. The fully finished basement has been updated and comes with a separate



entrance. You will find a spacious family/rec room, additional bedroom, office, and a roomy 4-piece bathroom equipped with a tub, laundry facilities, and ample storage. Step outside into your, sunny, West-facing, private backyard. A large deck perfect for entertaining, and established gardens. A spacious single detached garage, an additional parking pad with paved back lane access. Renovated home (basement in 2018, main 2020, and landscaping 2021). Upstairs features oak hardwood and newer vinyl windows; downstairs, insulated subflooring with luxury vinyl plank keeps things cozy. The kitchen and bathrooms were upgraded, and the home is roughed-in for high-efficiency furnace and A/C. 50' X 100' rectangular lot. Access greenspace & baseball diamonds across the back lane. Walkable to many conveniences (Splash park, tennis courts, Confederation Park, Golf course, Restaurants, Nose Hill, Groceries and more), Located in close proximity to the University of Calgary LRT station and the University District. This is a spot where everything feels connected, yet away from the hustle at the same time. Call to book your showing today. Note: Due to extreme rainfall in August (quick volume of water and at an unusual angle) rain water entered 1 window well in the basement rec room. The flooring is currently removed and some drywall. Sellers are open to sell the home with the rec room as-is, or to proceed with the insurance company repairs.

## REALTOR Referral

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