

Listing Client Full No Remarks

532 19 Avenue SW Calgary, AB T2S 0E2

Residential
Active A2306240



PD:		DOM: 0	LP: \$899,900.00
			OP: \$899,900.00
Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Cliff Bungalow
Type:	House	Ttl Beds:	4
Levels:	Two	F/H Bth:	1/3
Year Built:	1910	RMS SQFT:	1,439.92
LINC#:	0010744035	LP/SF:	\$624.97
Arch Style:	2 Storey	Suite:	Yes
# Illegal Suite:	1	# Legal Suite:	0
Suite Details:	Basement	Suite Loc:	Suite Attached/Within Primary Dwelling
Possession:	06/01/2026	Lot Size:	2927 SF 271.92 SM
Lot Dim:		Lot Depth:	M'
Front Length:	7.60M 24` 11"	Lot:	19
Legal Desc:	4453L;2;19	Blk:	2
Legal Pln:	4453L	Condo:	No
Zoning:	M-CG d111	Tax Amt/Yr:	\$4,783.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Recent Change: **04/30/2026 : NEW**

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	71.65	Mtr2	771.24	SqFt
Baths:	0	1	0	1	0	0	Bed Abv: 3	Upper:	62.12	Mtr2	668.68	SqFt
EnSt Bth:	1	1	0	0	0	0	Rms Abv: 7	Blw Grade:	52.83	Mtr2	568.62	SqFt
								Total AG:	133.77	Mtr2	1,439.92	SqFt

Property Information

Basement:	Full	Laundry Ft:	Main Level
Basement Dev:	Finished	Basement Ft:	Separate/Exterior Entry, Walk Up
Heating:	Mid Efficiency, Forced Air, Natural Gas	Cooling:	None
Construction:	Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Tile, Wood
Exterior Feat:	Balcony	Fencing:	Partial
Roof Type:	Asphalt	Patio/Porch:	Balcony(s), Deck, Front Porch
Reports:	Floor Plans, RMS Supplements, RPR, Title		
Parking:	Alley Access, Gravel Driveway, None, On Street, Rear Drive	Total:	4
Features:	Kitchen Island, Separate Entrance, Storage, Track Lighting		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks		
Lot Features:	Back Lane, City Lot, Lawn, Rectangular Lot		
Goods Include:	Key(s)		
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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