

# \$699,900 - 1012 19 Avenue Se, Calgary

MLS® #A2198126

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

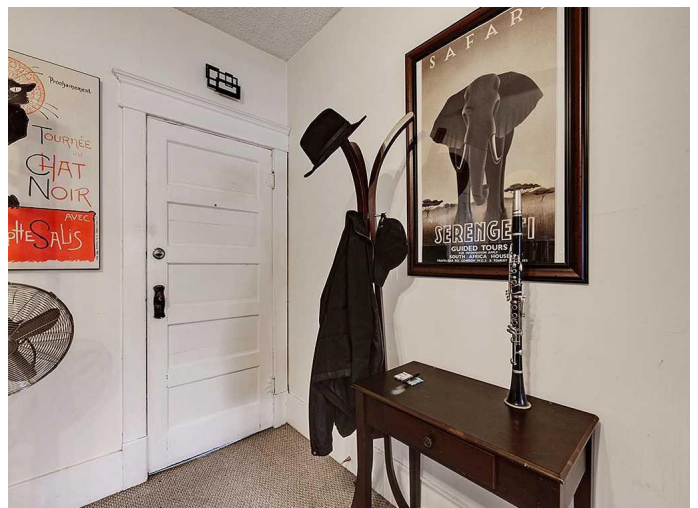
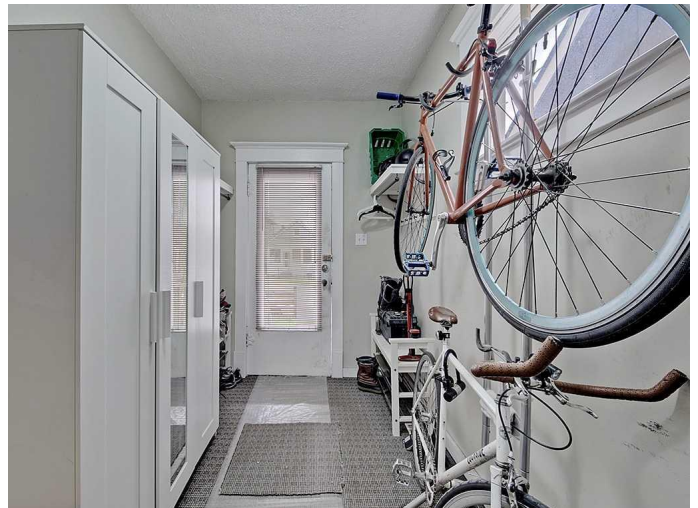
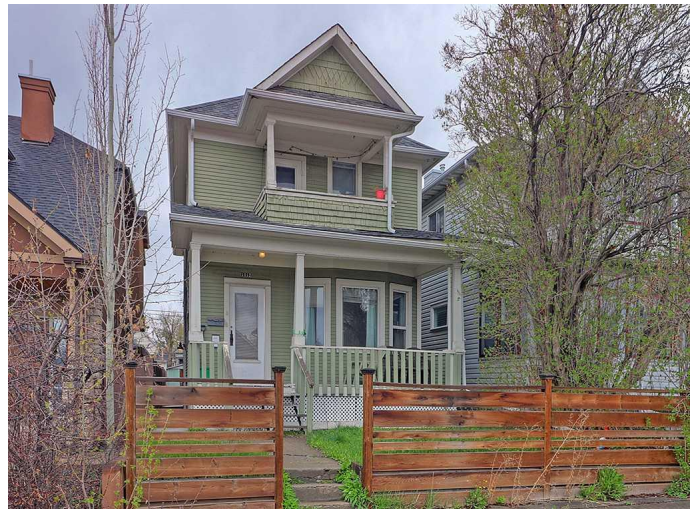
Discover an extraordinary revenue property nestled in the sought-after district of Ramsay, just moments away from the future green line station. This prime location offers incredible convenience and potential for future growth. This property features three illegal suites. With long-term tenants who are eager to stay, you can enjoy consistent and reliable revenue from day one .Ramsay is known for its vibrant community, tree-lined streets, and close proximity to amenities, making it an attractive area for tenants and investors alike. Over the past several years, this property has been well maintained , ensuring a comfortable living experience for tenants.

Take advantage of this rare opportunity to invest in a revenue property with a proven track record. Act quickly, as opportunities like this don't come around often!

Built in 1912

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198126  |
| Price          | \$699,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,464     |
| Acres          | 0.06      |
| Year Built     | 1912      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1012 19 Avenue Se |
| Subdivision | Ramsay            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2G 1M2           |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available |
| Parking Spaces | 2                                                                                               |
| Parking        | Off Street, Alley Access                                                                        |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Separate Entrance                     |
| Appliances        | Electric Stove, Refrigerator          |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Exterior Entry, Finished, Full, Suite |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Back Lane, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Siding            |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 73              |
| Zoning         | R-CG            |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.