

# \$699,900 - 619 1 Avenue Nw, Calgary

MLS® #A2224840

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

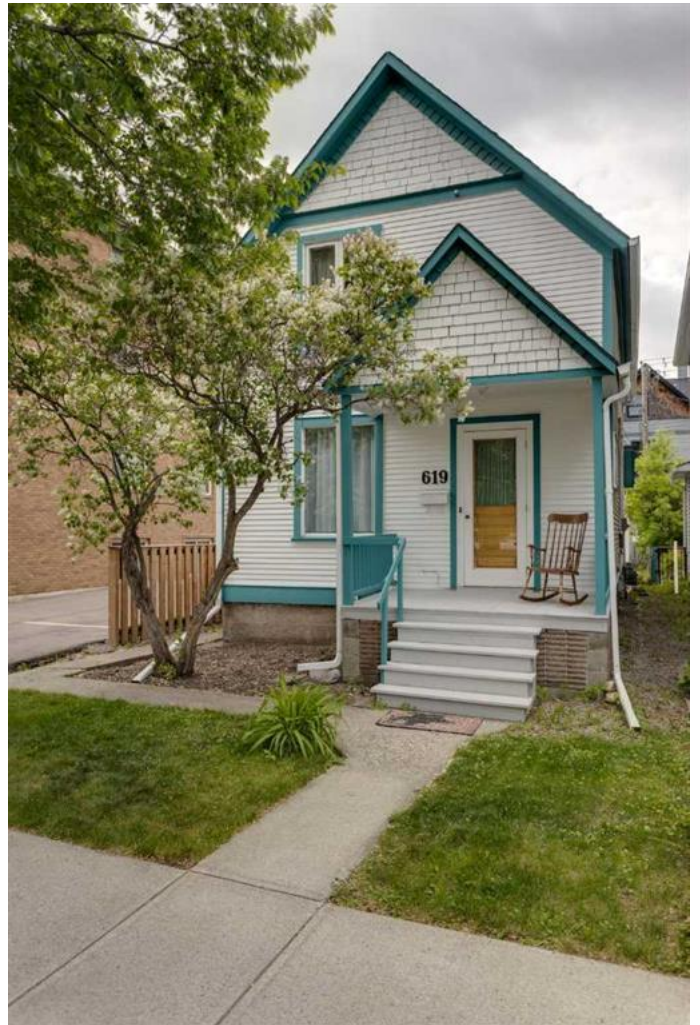
Situated in the heart of historic Sunnyside, this charming 1½ storey home, built in 1910, offers a rare opportunity to enjoy the character of a bygone era with the vibrancy of inner-city living.

Thoughtfully preserved, the home features many original details that speak to its heritage—exposed brick, a glass French door, original hardwood floors, a classic cast iron tub, crystal door knobs and cozy sloped ceilings on the second floor. The welcoming front porch and mature landscaping add to the home's timeless appeal.

The basement offers great potential development because of its unusually high ceiling

The south-facing backyard is bright and private, offering a peaceful retreat just steps from downtown. A newer oversized double detached garage, built in 1989, that can be accessed from the back lane, provides ample storage and off-street parking—an uncommon find in this established neighbourhood.

Sunnyside is one of Calgary's oldest communities, known for its deep roots, strong sense of community, and exceptional walkability. From the Bow River pathways and McHugh Bluff to the Sunnyside LRT station and the shops and caf  s of Kensington,



everything you need is just a short stroll away.

This is a rare chance to own a piece of Calgary's history while enjoying all the benefits of contemporary urban life.

Built in 1910

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224840          |
| Price          | \$699,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,152             |
| Acres          | 0.07              |
| Year Built     | 1910              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 619 1 Avenue Nw |
| Subdivision | Sunnyside       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2N 0A2         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Sump Pump(s), French Door                  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |

|                 |                              |
|-----------------|------------------------------|
| Heating         | Forced Air, Natural Gas, Mid |
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Brick Facing, Mantle, Wood B |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 35             |
| Zoning         | M-CG d72       |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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