

\$500,000 - 5248 19 Avenue Nw, Calgary

MLS® #A2265159

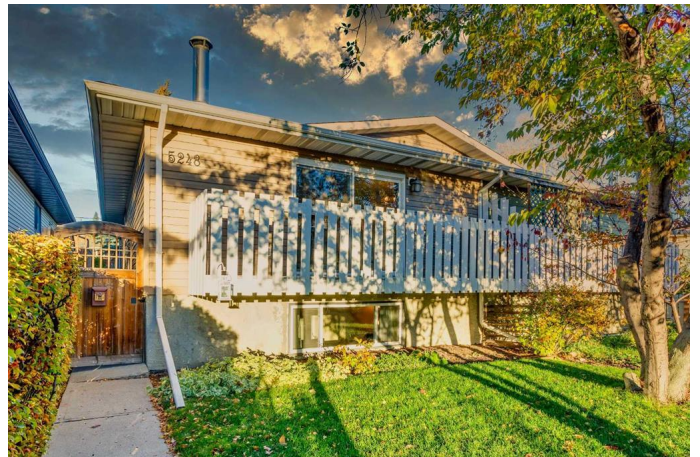
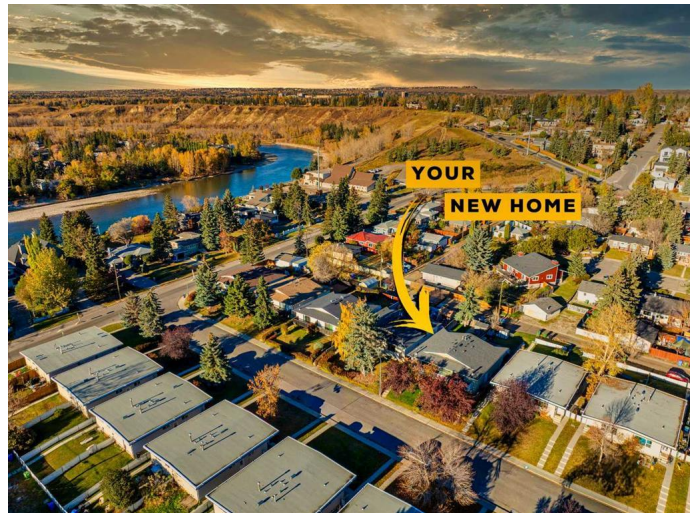
\$500,000

4 Bedroom, 3.00 Bathroom, 1,044 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Tucked away in the heart of Montgomery, this inviting inner-city home combines location, comfort, and flexibility in one smart package. Just minutes from downtown and a short stroll to the Bow River and Bowmont Park, youâ€™™ll enjoy weekend walks, bike rides, and mountain views right at your doorstep â€™ all from a property well above the flood zone. Inside, the home feels bright and welcoming with over 1,900 square feet of total living space and a layout designed for living! The main floor features stylish luxury vinyl flooring and an open-concept living area anchored by a classic wood-burning fireplace â€™ the perfect spot to unwind on a cool Calgary evening. The kitchen offers plenty of workspace with Butcher block counters, white cabinets, stainless steel appliances, and a gas stove ready for serious cooking. Upstairs, youâ€™™ll find three comfortable bedrooms, including a primary suite with its own two-piece ensuite. Step outside from the main bedroom to a private deck â€™ an ideal retreat for morning coffee, evening BBQs, or summer nights surrounded by mature greenery. Downstairs adds flexibility with a spacious recreation area and a huge fourth bedroom that can easily double as a guest suite, home office, or studio. With its separate access potential, this level could also be adapted for a future rental or in-law space (Future suite development is subject to City of Calgary approval and required permits.).



The property has seen thoughtful updates over the years, including new windows throughout, a newer roof, an updated front deck, and sliding patio doors. Everything feels fresh, solid, and move-in ready.

Set in one of Calgary's most connected communities, you're minutes from schools, shops, Market Mall, and the easy escape west to the mountains. Whether you're looking for a first home, an income property, or a place with room to grow, this Montgomery address delivers exceptional value and timeless appeal.

Built in 1977

Essential Information

MLS® #	A2265159
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,044
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	5248 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0T2

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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