

# \$750,000 - 619 1 Avenue Nw, Calgary

MLS® #A2224840

## \$750,000

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

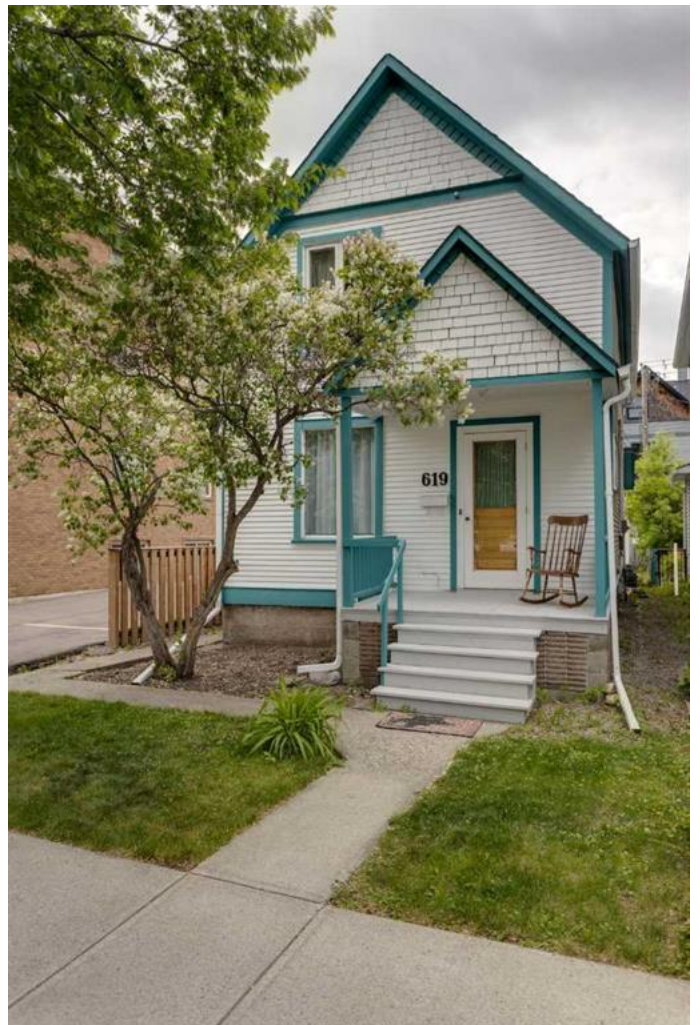
Situated in the heart of historic Sunnyside, this charming 1½ storey home, built in 1910, offers a rare opportunity to enjoy the character of a bygone era with the vibrancy of inner-city living.

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	\$750,000
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	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

**Interior**

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

Heating	Forced Air, Natural Gas, Mid
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Dining Room, M
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	15
Zoning	M-CG d72

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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