

# \$599,000 - 230 19 Avenue Nw, Calgary

MLS® #A2227392

**\$599,000**

2 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Nestled on a quiet, tree-lined street in the heart of Tuxedo Park, this original-owner home is a rare inner-city offering that blends character, functionality, and serenity, all within minutes of downtown. Meticulously maintained and thoughtfully designed, this 2-bedroom + den, 1.5-bath home offers a timeless layout with inviting spaces and private outdoor retreats. Step inside to a bright, welcoming living room where natural light pours through large picture windows. Anchoring the space is a stunning fireplace framed by handpicked stones sourced from Banff, a meaningful detail that brings the Rockies into the heart of your home and adds timeless texture to the space. Whether you're curled up with a book or entertaining guests, this room strikes the perfect balance of warmth and elegance. The formal dining area flows effortlessly into the kitchen, where dark cabinetry pairs with light appliances to enhance the brightness of the space. Just off the kitchen, a bright and versatile space works perfectly as a breakfast nook or casual dining area, contributing to the home's easy, open flow. From here, step out onto your expansive back deck, a private haven surrounded by mature trees and lush greenery. Ideal for warm summer evenings, this low-maintenance backyard feels like your own inner-city retreat, complete with a gas BBQ hookup and space to host, unwind, or simply enjoy the quiet. The main floor also features a powder room and a full laundry area for ultimate convenience. Upstairs, the



spacious primary bedroom is a true sanctuary, complete with a walk-in closet and a private balcony that overlooks the backyard canopy. It's a perfect spot to start the day with a coffee in hand or wind down in the evening with only the sounds of nature around. A well-appointed ensuite with a walk-in shower completes the retreat. The second bedroom and den are flexible spaces, ideal for kids, guests, or a home office setup. The den also features its own south-facing balcony, perfect for catching the sun and recharging. A full 4-piece bathroom completes the upper level. Living in Tuxedo Park means embracing a lifestyle that combines walkable convenience with community charm. Just minutes from downtown yet tucked away on a peaceful street, you're steps from vibrant local favourites like 4th Spot Kitchen & Bar, Our House, Safeway, Mount Pleasant Pool, and Confederation Park. Golfers will love the proximity to The Winston Golf Club, and families or professionals will appreciate the ease of access to transit, schools, and bike routes. Whether you're a first-time buyer, a professional seeking the perfect balance of city access and retreat, or a family wanting to stay close to the core without sacrificing space or serenity, this home offers a rare opportunity to plant roots in one of Calgary's most desirable neighbourhoods.

Built in 1979

**Essential Information**

MLS® #	A2227392
Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,532

Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	230 19 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0Y2

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, See Remarks

### Interior

Interior Features	Bookcases, Built-in Features, Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Low Maintenance Landscape, Many Trees, See Remarks, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                3  
Zoning                              R-CG

**Listing Details**

Listing Office                    Real Broker

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