

# \$749,900 - 1012 19 Avenue Se, Calgary

MLS® #A2198126

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,464 sqft  
Residential on 0.06 Acres

Ramsay, Calgary, Alberta

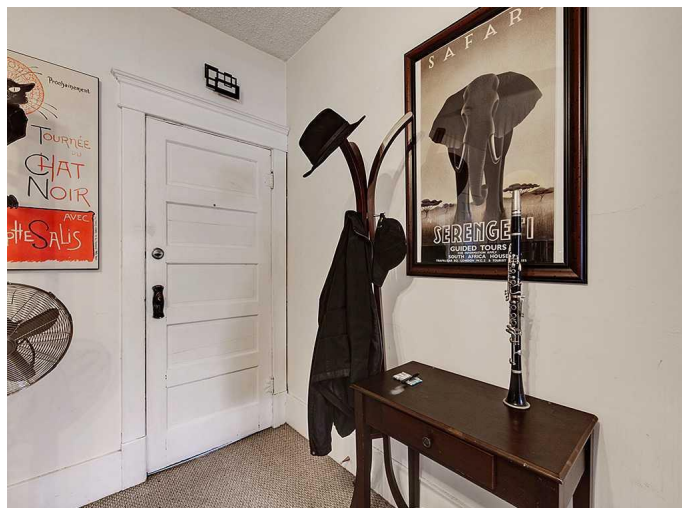
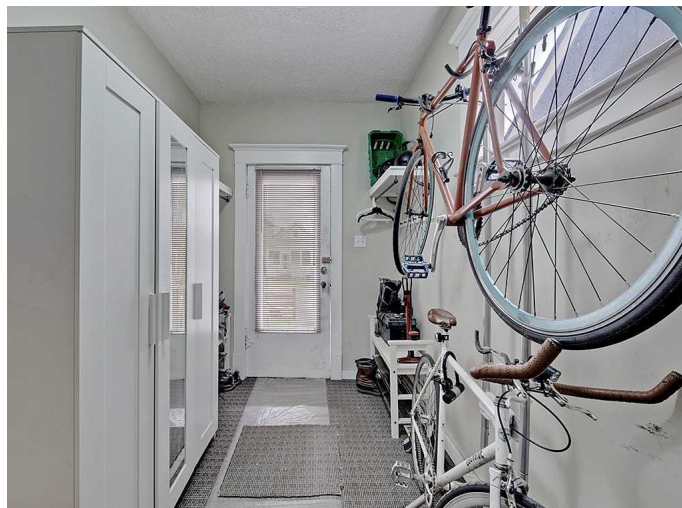
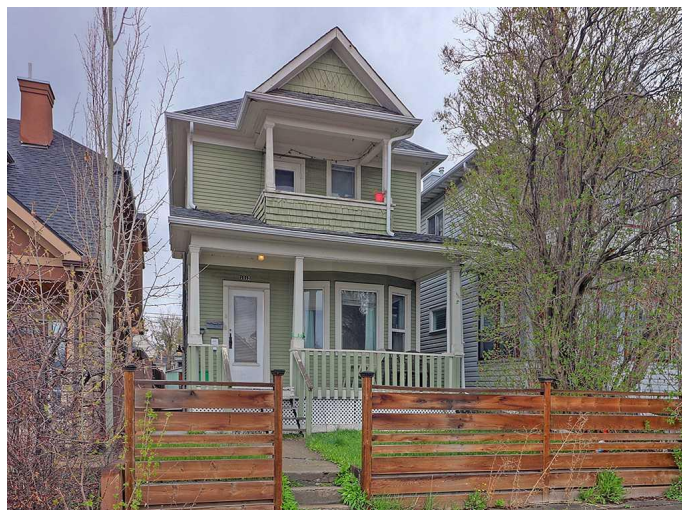
Discover an extraordinary revenue property nestled in the sought-after district of Ramsay, just moments away from the future green line station. This prime location offers incredible convenience and potential for future growth. This property features three illegal suites, collectively generating a remarkable \$3,350 per month in rental income. 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	\$749,900
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	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

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

### **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	10

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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