

# \$479,800 - 2141 19 Avenue, Didsbury

MLS® #A2245033

**\$479,800**

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.14 Acres

NONE, Didsbury, Alberta

HOME SWEET HOME! CALLING ALL HOME BUYERS AND INVESTORS! This is your amazing and rare opportunity to own a beautifully maintained bungalow with a LEGAL BASEMENT SUITE in the charming town of Didsbury just a short drive to Airdrie and Calgary. Heading inside you will love the sun-drenched floor plan with vinyl plank flooring and stylish finishing's. The main floor offers a bright and spacious living room complimented by a cozy gas fireplace, large foyer, formal dining area and a beautiful kitchen featuring full appliances, trendy backsplash, a pantry and tons of cabinet space. Completing this floor is a generous sized bedroom, an office/den with access to the deck, a wonderful 4 piece bathroom and the magnificent primary retreat. The LEGAL BASEMENT SUITE is the perfect mortgage helper offering an open concept layout with a massive kitchen with stainless steel appliances and ample counter and cabinet space, a formal dining area, spacious living room/ recreation room area, a laundry room, a large bedroom and a fantastic 4 piece bathroom. This home was moved from Calgary with a new foundation built 8 years ago with in-floor heating in the basement with 3 zones, new mechanical room and newer windows. Outside, you will find the great-sized, fenced backyard with a deck, patio area, a double detached garage and a parking pad that can accommodate 2 additional vehicles. You can't beat this location in a quaint town



that offers small town living with lots of shopping options, restaurants, green spaces, playgrounds, schools and quick access to Airdrie and less than an hour drive to Calgary. Both the main floor and the legal basement suite are currently leased month to month. Contact us for additional details if you're interested. Book your private viewing of this GEM today!

Built in 1960

### Essential Information

MLS® #	A2245033
Price	\$479,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2141 19 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Gas Log, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views, Cleared
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	16
Zoning	R-2

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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