



THE
A-TEAM

**RE/MAX
FIRST**

2534 19 Street, Calgary T2T4X3

MLS® #: **A2110596**

Area: **Bankview**

Listing Date: **04/03/24**

List Price: **\$2,100,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **6,253 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,502**
Low Sqft:
Ttl Sqft: **3,502**

DOM

46

Layout

Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Underground Sprinklers,Rectangular Lot,Views Parking Pad,Triple Garage Attached

Utilities and Features

Roof: **Membrane**
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **ICFs (Insulated Concrete Forms),Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Instant Hot Water,Range Hood,See Remarks,Washer/Dryer,Water Purifier,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Recessed Lighting,Steam Room,Storage,Sump Pump(s),Vinyl Windows,Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`2" x 15`0"	Dining Room	Main	16`5" x 12`9"
Den	Main	15`7" x 12`10"	Family Room	Main	21`6" x 16`5"
Foyer	Main	10`4" x 8`0"	Game Room	Lower	16`8" x 16`1"
Bedroom - Primary	Second	16`8" x 16`5"	Bedroom	Second	12`9" x 12`2"
Bedroom	Second	12`9" x 12`2"	Bedroom	Lower	12`2" x 10`9"

Bedroom	Lower	15`6" x 13`6"	2pc Bathroom	Main	10`1" x 5`0"
4pc Bathroom	Lower	8`1" x 5`0"	4pc Ensuite bath	Second	11`1" x 8`6"
4pc Ensuite bath	Second	11`6" x 8`6"	6pc Ensuite bath	Second	16`6" x 16`5"
Legal/Tax/Financial					

Title:
Fee Simple
Legal Desc: **8997GC**

Zoning:
R-C2

Remarks

Pub Rmks: **Modern Luxury Meets Panoramic City Views Step into a realm of modern luxury with this sleek, sun-drenched residence, boasting over 4,500 square feet of living space and unparalleled panoramic views of the city skyline. Designed by renowned architect Richard Lindseth and polished with the design inspiration of Paul Lavoie, this 3+2 bedroom masterpiece is truly a showstopper. Upon entry, a grand foyer welcomes you with soaring ceilings, setting the stage for the architectural marvel that lies within. The front family room and den-flex room, complete with built-ins and a double-sided fireplace, seamlessly flow into the spacious living area, where floor-to-ceiling windows frame captivating downtown vistas. The heart of the home lies in the chef-inspired kitchen, adorned with Denca cabinetry, a sprawling island/eating bar, and a high-end appliance package. Adjacent to the kitchen, a generous dining area awaits, perfect for hosting lavish family gatherings or intimate dinner parties. Ascend the dramatic open riser staircase to discover the second level, where the master retreat beckons. Access a private balcony from the master suite, complete with a fireplace, dual walk-in closets, and an opulent 5-piece ensuite featuring dual vanities, a serene freestanding soaker tub, and a glass-encased shower. Two additional bedrooms, each boasting ample closet space and private ensuite baths, offer luxurious accommodations for family or guests. A laundry room with sink and ample storage completes the upper level. Venture downstairs to the fully developed basement, where entertainment awaits in the form of a spacious recreation room with a wet bar, a fourth and fifth bedroom, a wine cellar, and a full bath. A convenient mudroom provides easy access to the triple under-drive garage. Outdoor living spaces rival the interior, featuring a front patio and a back deck with an outdoor fireplace, overlooking the tranquil off-leash dog park. Additional highlights include ICF concrete construction top to bottom, insulated floors, hydronic heating throughout, and a comprehensive control systems for lighting, heating, audio, and security. Conveniently located on the Ridge of Bankview, near all amenities, with just minutes to the downtown core, this stunning residence epitomizes modern luxury living at its finest.**

Inclusions:
Property Listed By: **none**
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











