



THE
A-TEAM

**RE/MAX
FIRST**

811 19 Avenue, Calgary T2T 0H6

MLS® #: **A2139802** Area: **Lower Mount Royal** Listing Date: **06/13/24** List Price: **\$1,350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **3,100 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,830**
 Low Sqft:
 Ttl Sqft: **2,830**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Lighting,Private Entrance,Private Yard**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Pantry,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`11" x 8`7"	Dining Room	Main	10`4" x 8`4"
Kitchen	Main	15`1" x 8`7"	Breakfast Nook	Main	8`1" x 7`10"
Breakfast Nook	Main	6`5" x 5`10"	2pc Bathroom	Main	6`11" x 6`2"
Bedroom - Primary	Second	16`6" x 12`3"	5pc Ensuite bath	Second	26`0" x 6`11"
Bedroom	Second	16`0" x 9`6"	Bedroom	Second	16`9" x 9`7"
Laundry	Second	8`0" x 5`2"	4pc Bathroom	Second	7`3" x 5`11"
Bonus Room	Third	19`5" x 13`5"	Other	Third	13`3" x 7`9"

**4pc Bathroom
Furnace/Utility Room**

**Third
Basement**

**7`9" x 5`11"
11`6" x 6`8"**

Game Room

Basement

19`2" x 15`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C2

8911892

Remarks

Pub Rmks:

This executive townhome is designed to exceed your expectations. Professionally renovated with the finest materials, it features custom window coverings, modern light fixtures, high-end plumbing fixtures, and stylish vanities. The home boasts elegant tile and hardwood floors, and luxurious marble and tile baths. The main floor offers expansive entertaining areas, including spacious living and dining rooms, and a family room with a wood-burning fireplace. The incredible kitchen features updated cabinets, granite countertops, Viking appliances, Fisher Paykel dishwashers, an island with an eating bar, and a cozy breakfast nook. Step out onto the south-facing deck, perfect for year-round barbecuing, which overlooks a private, well-treed garden with a brick paver patio. The second level is highlighted by an exceptional master suite with high tray ceilings, a custom spa-like ensuite with stunning fixtures, and an impressive shower. The suite includes oversized double closets and a separate water closet. Two additional bedrooms enjoy garden views and share a beautifully renovated 4-piece bath. A laundry room with ample cabinets, a sink, and front-loading washer and dryer completes this floor. The third floor, with its 16-foot vaulted ceilings, offers versatile space waiting for your personal touch. It can serve as a second family room or an opulent master bedroom, complete with its own wood-burning fireplace and 4-piece bath. This floor also features custom built-ins around the fireplace, a bar area with ample cabinets and a sink, perfect for an artist or hobbyist, and a large private balcony. The lower level features an oversized front-drive garage with freshly finished granite chip flooring, as well as a generous recreation or exercise room and the mechanical room. Additionally, you can enjoy a short stroll to offices, shops, and restaurants on 17th Ave, as well as downtown and Mission. This townhome combines elegance and functionality, offering luxurious living spaces and high-end finishes in a beautifully renovated setting. Make this exquisite property your home and enjoy the pinnacle of sophisticated living.

Inclusions:
Property Listed By:

**NA
Century 21 Masters**

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







