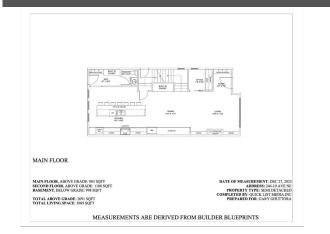


244 19 Avenue, Calgary T2E 1P1

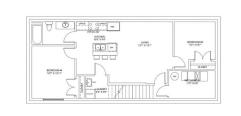
MLS®#:	A2139894	Area:	Tuxedo Park	Listing Date:	06/10/24	List Price:	\$1,034,900			
Status: Active County: Calgary				Change:	None	Association: Fort McMurray				
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Semi Detached (Halt Duplex) Calgary 2024 6,243 sqft Back Lane,Back Yard Double Garage Deta	Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft: d,Rectangular Lot	2,091 2,091	DOM 22 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (3 2) 4.5 (4 1) 2 Storey,Side by Side 2 2
						Utilities and Feature	25			
Roof: Heating: Sewer: Ext Feat:	High Efficien	Asphalt Shingle High Efficiency Private Entrance,Private Yard			Construction: Brick,Mixed,Stucco Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Apj Int Feat: Utilities:	pl:	Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Range Hood Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s) Room Information								
Room Living Roc Dining Roc 2pc Bathro 5pc Ensuit 4pc Ensuit Kitchen Bedroom	om oom te bath te bath	<u>Level</u> Main Main Upper Upper Upper Basemer Basemer		Dimension 15`2" x 1 11`5" x 1 10`9" x 9 10`9" x 1	3`3" 3`1" `4"	<u>Room</u> Kitchen Den Bedroon Bedroon Living R Bedroon 4pc Batl	n oom n	<u>Level</u> Main Main Upper Upper Basement Basement Basement	19 7`3 14 10 11` 13`	nensions 1" x 9`0" " x 6`4" 6" x 13`2" 7" x 10`0" 5" x 9`10" 1" x 15`1" 1" x 9`1"
						Legal/Tax/Financia	l			

Title: Fee Simple Legal Desc:	Zoning: RC-2 TBV Remarks
Pub Rmks: Inclusions: Property Listed By:	**ONLY 1 HOME LEFT - NEXT DOOR IS SOLD!** 5 BEDROOM 3 ENSUITE BATHROOMS UPSTAIRS 2 BEDROOM LEGAL SUITE 25 x 125 LOT VAULTED CEILING IN PRIMARY BEDROOM MAIN FLOOR DEN WITH BUILT IN DESK Welcome to 244 19 AVE N.E that has farmhouse elevation. This home is coming soon to a quiet, mature street in Tuxedo, it is a BRAND-NEW semi-detached infill that will offer exceptional finishes. The central kitchen features ceiling-height custom cabinetry, a modern tile backsplash, a built-in pantry, designer pendant lights, and a massive island with ample bar seating. This property also has a premium stainless steel appliance package! The spacious living room will include a beautiful gas fireplace with a full-height tile surround and built-in shelving and sits next to the 8-ft glass patio doors, nicely combining your indoor/outdoor living spaces. The large dining room offers open and enlarged windows, allowing lots of natural light into the home, and the private home office with a barn door entrance features a built-in desk with upper cabinetry and a window. The front foyer and back mudroom both include built-in benches, and the mudroom has a built-in closet as well as access to the elegant 2-pc powder room. Upstairs, the opulent primary suite includes vaulted ceilings, open and enlarged windows, along with DUAL WALK-IN CLOSETS! The remarkable ensuite is elegantly finished with heated tile floors, quartz countertops, dual under-mount sinks, a stand-alone soaker tub, and a stunning glass shower with a built-in bench, body jets and steam rough-in. This beautifully designed home in the family-friendly community of Tuxedo Park is a must-see! With 2 additional spacious bedrooms featuring 4 PIECE ENSUITES, and a fully finished basement complete with a legal suite, a rec room, a private mother-in-law suite, and a spacious kitchen that flows into the living room, there is plenty of room for the whole family to spread out and enjoy. The basement can be used as another place to entertain your guests with a full kitchen or i



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





SECOND FLOOR

BASEMENT

