



THE
A-TEAM

**RE/MAX
FIRST**

528 19 Avenue, Calgary T2S 0E2

MLS®#: **A2167479**

Area: **Cliff Bungalow**

Listing Date: **09/20/24**

List Price: **\$1,499,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,970 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,918**
Low Sqft:
Ttl Sqft: **1,918**

DOM

16
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,Paved**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Steam Room,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`1"
Kitchen	Main	17`8" x 24`11"
4pc Bathroom	Second	9`6" x 4`11"
Bedroom	Second	9`7" x 12`8"
Laundry	Second	7`9" x 5`9"
4pc Bathroom	Basement	8`5" x 4`10"

Room	Level	Dimensions
Dining Room	Main	10`7" x 12`3"
Living Room	Main	15`11" x 13`10"
5pc Ensuite bath	Second	9`4" x 11`8"
Bedroom	Second	9`6" x 12`8"
Bedroom - Primary	Second	16`1" x 12`11"
Bedroom	Basement	14`6" x 10`7"

Exercise Room
Furnace/Utility Room

Basement
Basement

7`6" x 8`10"
7`5" x 6`8"

Game Room

Basement

14`6" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d111

4453L

Remarks

Pub Rmks:

Discover sophisticated urban living with this BRAND NEW infill, offering over 2,800 ft² of meticulously designed space. Nestled amongst charming turn-of-the-century homes and modern developments, this home boasts an unrivalled location and unparalleled convenience. Upon entering, you are greeted by soaring 11-foot ceilings that enhance the sense of grandeur. The formal dining room flows seamlessly into the open-concept kitchen, a chef's dream equipped with a premium gas stove, built-in appliances, and an impressive quartz island—ideal for hosting gatherings. The living room is a haven of comfort, featuring a fireplace with custom built-ins and direct access to the rear deck. Ascend to the second floor, where 10-foot ceilings create an airy ambiance, and the primary bedroom showcases a stunning vaulted ceiling. Each of the two additional bedrooms includes walk-in closets with built-ins, while the primary suite is a sanctuary of luxury with a 5-piece ensuite featuring a soaker tub, double vanity, and heated floors. The fully finished basement offers a cozy rec room complete with a wet bar and beverage center, a dedicated fitness room, a 4-piece bath, and an additional bedroom. Outdoor living is equally impressive with low-maintenance landscaping in the front, a fully fenced yard, and a double garage with paved alley. This home comes equipped with rough-ins for A/C, in-floor heating, a steam shower, and central vacuum, ensuring comfort and convenience at every turn. Embrace the blend of historic charm and modern luxury in this exceptional inner-city home.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











