



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4323 19 Street, Calgary T2L 2B8**

MLS®#: **A2167971**

Area: **Charleswood**

Listing Date: **09/26/24**

List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **City Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Door Opener,On Street**

DOM

**26**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Aluminum Siding ,Cement Fiber Board,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Dry Bar,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`8" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 13`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 4`8"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 12`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`3" x 10`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`4" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`6" x 14`0"</b>
<b>Office</b>	<b>Upper</b>	<b>8`2" x 13`1"</b>
<b>Other</b>	<b>Basement</b>	<b>6`10" x 14`4"</b>

Bedroom  
Exercise Room  
Game Room

Basement  
Basement  
Basement

13`11" x 12`7"  
17`10" x 10`11"  
31`1" x 15`7"

Bedroom  
Laundry  
Furnace/Utility Room

Basement  
Basement  
Basement

14`2" x 10`7"  
10`11" x 8`11"  
8`8" x 7`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C1

435JK

Remarks

Pub Rmks: **Nestled in the desirable Charleswood community of Calgary, this beautifully renovated home offers a blend of style and convenience. Step into the bright and open living spaces, including a spacious living room and a cozy family room. The modern kitchen features a stunning waterfall granite countertop, perfect for family meals and entertaining. With 3 generous bedrooms upstairs, there's room for everyone. Upstairs, you'll find a bright and inviting sunroom, offering a peaceful retreat with plenty of natural light. The fully finished basement is designed for both entertainment and relaxation, featuring a gym/theatre room, bar, living area, and 2 additional bedrooms. The laundry room, with granite countertops, adds a touch of sophistication. Step outside to a massive deck stretching the full length of the house, ideal for hosting gatherings or enjoying quiet evenings. The 2-car garage with epoxy flooring adds durability and style, with an exciting option to transform the garage roof into a patio space. Located next to Collingwood Dog Park, Geil Baseball Field, and the expansive Nose Hill Park, this home is perfect for outdoor enthusiasts. You'll also be just moments from Triwood Park, Confederation Dog Park, and several highly-rated schools. This home is a perfect blend of modern amenities and prime location—don't miss your chance to make it yours!**

Inclusions:  
Property Listed By:

N/A  
RE/MAX iRealty Innovations

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













