



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2504 19A Street, Calgary T2T 4Z2**

MLS®#: **A2169206**

Area: **Bankview**

Listing Date: **10/04/24**

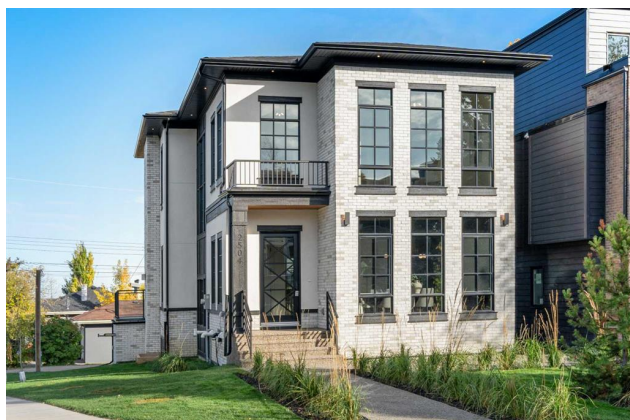
List Price: **\$2,378,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,923 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

DOM

**49**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Double Oven,Garage Control(s),Induction Cooktop,Microwave,Washer/Dryer,Wine Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`5" x 10`8"
Kitchen	Main	11`2" x 20`4"
2pc Bathroom	Main	6`3" x 4`11"
Other	Main	6`2" x 9`11"
5pc Ensuite bath	Upper	11`11" x 14`6"
Bedroom	Upper	10`10" x 12`11"

Room	Level	Dimensions
Dining Room	Main	14`5" x 11`3"
Breakfast Nook	Main	13`3" x 10`4"
Living Room	Main	14`7" x 21`8"
Bedroom - Primary	Upper	13`3" x 22`4"
Bedroom	Upper	14`3" x 12`10"
5pc Bathroom	Upper	7`4" x 12`3"

Laundry  
Walk-In Closet  
Bedroom  
Mud Room

Upper 7' 5" x 6' 0"  
Upper 7' 4" x 6' 11"  
Basement 12' 10" x 11' 8"  
Basement 7' 9" x 19' 11"

Walk-In Closet  
Game Room  
3pc Bathroom  
Furnace/Utility Room

Upper 13' 9" x 6' 8"  
Basement 24' 5" x 18' 10"  
Basement 6' 10" x 8' 8"  
Basement 10' 0" x 6' 3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **2312273**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Nov. 21st 2-4pm, Nov. 23rd 2-5pm \*\* Welcome to 2504 19A St, a luxuriously built, modern home that showcases exquisite design selections and offers the best downtown views from Bankview. This corner lot residence features a stunning brick exterior and beautifully landscaped grounds, complete with built-in irrigation for easy maintenance. As you enter, you're welcomed by a spacious entrance that leads to an elegant dining room adorned with huge windows, flooding the space with natural light. The thoughtfully designed floor plan includes a convenient powder room and A wine cellar adds a touch of sophistication, perfect for your collection. The gourmet kitchen is a true chef's dream, featuring a butler's pantry, high-end Fisher and Paykel appliances, elegant quartz countertops, and a beautiful backsplash that complements the overall aesthetic. The full-sized island provides ample workspace, while the cozy breakfast nook seamlessly connects to the back deck—ideal for outdoor dining and entertaining. Adjacent to the kitchen is the inviting living room, which boasts a striking 62-inch full slab fireplace and double doors that open to a deck with stunning downtown views. A standout feature of this home is the 10 mm glass wall surrounding the open riser staircase, creating a striking visual element that enhances the modern design. On the upper floor, the master bedroom serves as a luxurious retreat, complete with his and her closets and a built-in Makeup vanity. The opulent five-piece bathroom features heated flooring, a soaking tub, a dual vanity, and a walk-in shower for your ultimate comfort. This level also includes a spacious full laundry room equipped with high-end Samsung washer and dryer, two additional bedrooms, and a full-sized bathroom with plenty of counter space, a dual vanity, and heated flooring. The fully finished basement offers a generous rec room perfect for family entertainment, complete with a wet bar that includes a beverage refrigerator and built-in dishwasher. This level also features heated flooring, a full bedroom with a walk-in closet, and a full bathroom. A large mudroom conveniently connects to the heated double attached garage, making transitions between indoor and outdoor spaces effortless. Throughout the entire home, air conditioning ensures your comfort year-round. With its luxury features, modern design, and spectacular location, 2504 19A St is the perfect blend of style and comfort. Don't miss the opportunity to make this stunning property your new haven!**

Inclusions:  
Property Listed By: **Built-In Coffee Maker  
eXp Realty**

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



