



THE
A-TEAM

**RE/MAX
FIRST**

2507 19 Street, Calgary T2T 4X4

MLS®#: **A2172278**

Area: **Bankview**

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

List Price: **\$1,999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **3,609**

Low Sqft:

Ttl Sqft: **3,609**

Lot Information

Lot Sz Ar: **5,855 sqft**

Lot Shape:

DOM

8

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,Front Yard,Lawn,Landscaped,Rectangular Lot,Views**

Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Rubber**

Heating: **In Floor,Forced Air**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Concrete,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`8" x 21`9"
Living Room	Main	17`0" x 19`0"
Foyer	Main	12`8" x 6`10"
Office	Main	8`8" x 22`7"
Furnace/Utility Room	Basement	6`11" x 9`11"

Room	Level	Dimensions
Dining Room	Main	18`0" x 10`9"
Family Room	Basement	33`0" x 16`10"
Bonus Room	Upper	14`8" x 12`0"
Exercise Room	Basement	13`6" x 11`9"
Laundry	Upper	9`6" x 6`0"

Mud Room
Storage
Bedroom
Bedroom
3pc Bathroom
6pc Ensuite bath

Main
Basement
Upper
Basement
Basement
Upper

7`11" x 13`0"
8`2" x 5`9"
14`8" x 13`10"
15`4" x 15`10"
0`0" x 0`0"
0`0" x 0`0"

Mud Room
Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom

Basement
Upper
Upper
Main
Upper

11`1" x 9`11"
19`2" x 12`7"
14`8" x 14`6"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8997GC

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY, OCTOBER 20TH FROM 1-4 PM. Relish in easy-living elegance in this 3+ 1 bedroom home custom-built by Insignia Homes & exquisitely designed by Paul Lavoie offering over 5100 sq ft of luxurious developed living space plus gorgeous city & downtown views from the main & second levels. The open & airy main level presents wide plank hardwood floors, lofty ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the living room with a floor to ceiling feature fireplace. Just a few steps away, is the dining area with ample space to host a family gathering or dinner party & kitchen that's tastefully finished with a huge island/eating bar, Caesarstone counter tops, wine fridge, plenty of storage space & top-end Miele appliance package. A spacious den/office is tucked away just off the foyer, ideal for those productive work from home days. Completing the main level is a mudroom & 2 piece powder room. The second level hosts a bonus room, 3 generous-sized bedrooms & laundry room with sink & storage. The primary bedroom retreat with access to a private balcony with sweeping city & downtown views also boasts a posh walk-in closet & opulent 6 piece ensuite with dual sinks, heated floor, relaxing freestanding soaker tub & rejuvenating steam shower. Bedrooms 2 & 3 share a Jack & Jill 4 piece bath & wrap around balcony. Basement development unveils polished heated concrete floors throughout plus a family/media room with wet bar and beer fridge - perfect for game or movie night, fourth bedroom with direct access to a 3 piece bath, exercise room, storage & convenient second mudroom with access to the double attached heated garage. Other notable features include central air conditioning, built-in speakers, business grade wi-fi network throughout & security system. Outside, enjoy the spacious front patio with natural gas fireplace plus the private back yard with sunken patio & another cozy outdoor gas fireplace plus a lovely green space with irrigation system - perfect space for kids to play and adults to chill. This home is ideally located on a tranquil end street close to parks, schools, shopping, public transit & has easy access to 26th Avenue & Crowchild Trail.

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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













