



THE
A-TEAM

**RE/MAX
FIRST**

4129 19 Street, Calgary T2T 4Y3

MLS®#: **A2178035**

Area: **Altadore**

Listing Date: **11/08/24**

List Price: **\$1,539,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,067 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Street Lighting,Rectangular Lot
Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,623**

Low Sqft:

Ttl Sqft: **2,623**

DOM

4

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Cement Fiber Board

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)

Int Feat:

Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 4`0"	Dining Room	Main	14`2" x 10`10"
Kitchen	Main	17`11" x 10`2"	Living Room	Main	12`8" x 14`0"
Mud Room	Main	8`0" x 5`8"	2pc Bathroom	Main	5`0" x 5`8"
Other	Main	10`0" x 20`8"	Bedroom	Upper	14`1" x 10`8"

Walk-In Closet	Upper	5`8" x 8`0"
5pc Ensuite bath	Upper	10`0" x 12`0"
Walk-In Closet	Upper	6`8" x 8`2"
Office	Upper	9`5" x 10`9"
Walk-In Closet	Second	9`4" x 4`2"
Walk-In Closet	Second	7`10" x 10`0"
Balcony	Second	5`8" x 13`4"
Exercise Room	Basement	11`8" x 9`0"
Bedroom	Basement	10`6" x 12`1"
Walk-In Closet	Basement	5`7" x 5`0"
Other	Basement	6`0" x 2`2"

Laundry	Upper	5`8" x 8`0"
4pc Ensuite bath	Upper	10`2" x 5`0"
Bedroom	Upper	10`2" x 11`0"
Bedroom - Primary	Second	15`7" x 14`0"
5pc Ensuite bath	Second	11`11" x 12`3"
Bonus Room	Second	9`7" x 13`6"
Game Room	Basement	18`10" x 12`4"
4pc Bathroom	Second	5`0" x 9`0"
Walk-In Closet	Basement	5`7" x 5`0"
Furnace/Utility Room	Basement	5`7" x 11`7"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	743AD

Remarks

Pub Rmks: **Located in the highly sought-after community of Altadore, 4129 19 Street SW is a stunning modern home that offers the perfect combination of luxury, style, and functionality. The inviting front porch with brick pony walls leads into an open-concept living space that includes a spacious dining room and a gourmet kitchen with a huge island, sleek quartz countertops, top-of-the-line appliances, and custom ceiling-height cabinetry. The living room is centered around a beautiful gas fireplace with built-ins, and patio doors open to the back deck for seamless indoor/outdoor living. A mudroom and convenient powder room complete the main level. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, in-floor heating, and a spacious walk-in closet. The second bedroom is connected to a bathroom and has its own walk-in closet, while a cozy reading nook/ Office area adds charm. A laundry room completes the upper level. The loft level is perfect for entertaining, with a bright living area leading to a private balcony with stunning views and a wet bar. The upper level also features a primary bedroom with an ensuite bathroom and dual walk-in closets—one for her and one for him. The fully finished basement offers a huge rec room with a built-in media center and wet bar, an office/gym area, and storage under the stairs, along with a full bathroom and an additional bedroom with a walk-in closet. Outside, a double-detached garage provides secure parking and additional storage. With its prime location close to parks, shops, restaurants, and top-rated schools, this exceptional home offers the perfect blend of modern luxury, thoughtful design, and practicality. House is under construction and will be completed in 3-4 weeks.**

Inclusions:	None
Property Listed By:	eXp Realty

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



ADDRESS:
2004 & 2006 41 AVE S.W.
CALGARY, ALBERTA

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BASMENT PLAN
SCALE: 3/16" = 1'-0"
MAY 2024 (REVISED)
DATE: 2024-05-17 12:11

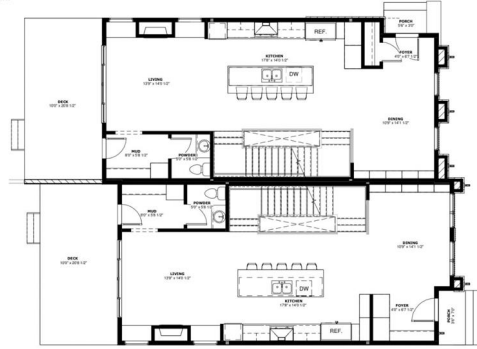
ADDRESS:
2004 & 2006 41 AVE S.W.
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LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAY 2024 (REVISED)
DATE: 2024-05-17 12:11



ADDRESS:
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MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAY 2024 (REVISED)
DATE: 2024-05-17 12:11

9' - 0" BASEMENT FLOOR

9' - 11 1/8" MAIN FLOOR



UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAY 2024 (REVISED)
DATE: 2024-05-17 12:11



ADDRESS:
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CALGARY, ALBERTA

9' - 11 1/8" UPPER FLOOR

8' - 11 1/8" LOFT FLOOR