



THE
A-TEAM

**RE/MAX
FIRST**

4129 19 Street, Calgary T2T 4Y3

MLS®#: **A2178035**

Area: **Altadore**

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

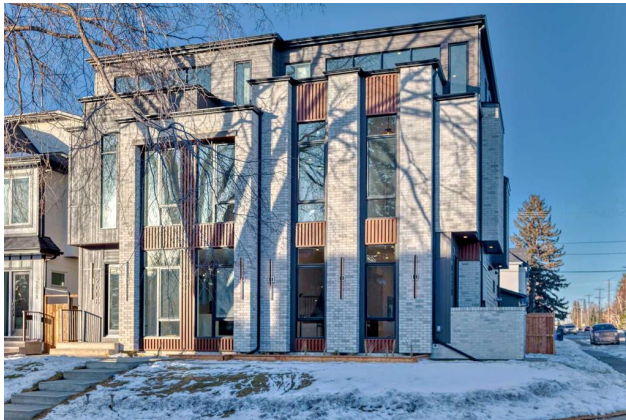
List Price: **\$1,539,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,640

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

2,640

Lot Sz Ar:

3,067 sqft

Lot Shape:

DOM

43

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`9" x 6`7"
Kitchen	Main	11`0" x 19`7"
Mud Room	Main	5`5" x 7`11"
Other	Main	21`0" x 11`11"
Walk-In Closet	Upper	5`6" x 7`11"
5pc Ensuite bath	Upper	11`10" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`5" x 10`6"
Living Room	Main	14`8" x 13`1"
2pc Bathroom	Main	5`6" x 4`10"
Bedroom	Upper	14`1" x 10`8"
Laundry	Upper	5`1" x 8`4"
4pc Ensuite bath	Upper	10`1" x 5`0"

Walk-In Closet	Upper	10`8" x 6`9"
Family Room	Upper	9`7" x 10`7"
Walk-In Closet	Second	3`11" x 9`5"
Walk-In Closet	Second	9`11" x 8`6"
Exercise Room	Basement	9`4" x 11`7"
Bedroom	Basement	12`9" x 10`5"
Furnace/Utility Room	Basement	5`7" x 12`0"
Balcony	Second	14`0" x 5`2"
Other	Second	4`10" x 5`1"

Bedroom	Upper	11`11" x 10`11"
Bedroom - Primary	Second	15`9" x 13`11"
5pc Ensuite bath	Second	11`11" x 11`10"
Game Room	Basement	19`0" x 12`4"
3pc Bathroom	Basement	8`11" x 4`11"
Walk-In Closet	Basement	5`11" x 4`6"
Other	Basement	6`1" x 6`6"
Bonus Room	Second	9`8" x 12`1"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2412142
 Zoning: R-C2

Remarks

Pub Rmks: **** OPEN HOUSE: Sat. Dec 21 12-3pm **** 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.

Inclusions: None
 Property Listed By: eXp Realty

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

