



THE
A-TEAM

**RE/MAX
FIRST**

4431 19 Avenue, Calgary T3B 0R8

MLS®#: **A2179644**

Area: **Montgomery**

Listing Date: **11/16/24**

List Price: **\$1,034,900**

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: **2025**

Lot Information
Lot Sz Ar: **3,000 sqft**
Lot Shape:

Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,971**
Low Sqft:
Ttl Sqft: **1,971**

DOM

4
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Brick,Cedar,Composite Siding**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 12`6"
Mud Room	Main	8`3" x 5`0"
Bedroom - Primary	Second	13`1" x 13`0"
Bedroom	Second	11`4" x 9`6"
Laundry	Second	8`6" x 5`7"
Bedroom	Suite	10`6" x 10`4"
Game Room	Suite	15`0" x 10`6"
2pc Bathroom	Main	
5pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	15`1" x 12`10"
Dining Room	Main	12`10" x 10`8"
Walk-In Closet	Second	8`6" x 5`6"
Bedroom	Second	12`8" x 11`4"
Bedroom	Suite	11`1" x 10`0"
Kitchen	Suite	10`6" x 9`0"
Laundry	Suite	5`0" x 4`0"
4pc Bathroom	Suite	
5pc Ensuite bath	Upper	

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **TBV**

Remarks

Pub Rmks: **This fantastic upcoming SEMI-DETACHED infill in MONTGOMERY has great curb appeal with RED BRICK front & oversized high-end LUX windows - this home will impress you from the outside in, and even includes a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city)! Montgomery is a wonderful inner-city community nestled along the banks of the Bow River. It is ideally located close to both the Foothills and Alberta Children's Hospitals, UoC, SAIT, and offers easy access to downtown and the beautiful Rocky Mountains! You're surrounded by beautiful parks, walking and biking paths, and a diverse and ever-growing business community with local shops and services. The main floor showcases engineered hardwood flooring that begins with a separated foyer area with a coat closet and a bench w/ hooks before stepping into the open concept space, starting with the bright dining room overlooking the front yard through oversized windows. The chef-inspired kitchen sits in the centre of the home, giving your family tons of space, with extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island with quartz countertop and bar seating, and a custom built-in cabinetry with coffee station! Glass sliding doors take you out to the back deck for a wonderful summertime dining experience! Off the living room, a mudroom with tile flooring, a custom built-in bench w/ hooks, and a built-in closet offer an easy transition outdoors. Rounding off the main level is an elegant 2-piece powder room with a stylish vanity and undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling to create a welcoming atmosphere in this well-designed retreat, complete with a massive walk-in closet and an outstanding 5-pc ensuite with barn door entrance, vaulted ceiling above the freestanding soaker tub, modern vanity with dual sinks, and a fully tiled walk-in shower w/ bench and rain showerhead. Two secondary bedrooms have built-in closets and share access to the main 4-pc modern bathroom, and a large, tiled laundry room features a quartz folding counter. With its own private, secure side entrance, the LEGAL BASEMENT SUITE (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite with contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the open-concept living room and kitchen area with custom full-height cabinetry, quartz countertops, an elegant backsplash, and a central island for even more counter space and storage. There's also a separate laundry, a 4-pc bathroom, and two bedrooms w/ built-in closets. With time to customize the finishings, this could be your dream home in Montgomery! **Home is under construction measurements taken from builder's plans****

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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



