



THE A-TEAM

RE/MAX FIRST

4431 19 Avenue, Calgary T3B 0R8

MLS#: A2179644 Area: Montgomery Listing: 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
Access: Low Maintenance Landscape
Park Feat: Double Garage Detached

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

DOM

35
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

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Mud Room, Bedroom - Primary, Bedroom, Laundry, Bedroom, Game Room, 2pc Bathroom, 5pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Walk-In Closet, Bedroom, Bedroom, Kitchen, Laundry, 4pc Bathroom, 5pc Ensuite bath.

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

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:
 Property Listed By:

N/A
RE/MAX House of Real Estate

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



