

**4827 19 Avenue, Calgary T3B 0S6**

MLS®#: **A2179846** Area: **Montgomery** Listing Date: **11/19/24** List Price: **\$785,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **6,006 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,433**  
 Low Sqft:  
 Ttl Sqft: **2,433**

DOM  
**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **1 and Half Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Landscaped,Level,Rectangular Lot,Treed**  
 Park Feat: **Alley Access,Double Garage Detached,Oversized,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Siding**  
 Heating: **Baseboard,Boiler,In Floor** Flooring: **Ceramic Tile,Hardwood,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Garden,Private Yard,Rain Gutters** Water Source:  
 Fnd/Bsmt: **Slab**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Walk-In Closet(s),Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Main	18`11" x 29`0"	Laundry	Main	10`1" x 11`1"
Foyer	Main	10`1" x 7`9"	Kitchen	Main	8`0" x 11`6"
Dining Room	Main	11`2" x 17`3"	Living Room	Main	11`11" x 19`0"
Bedroom	Main	23`0" x 11`2"	4pc Ensuite bath	Main	8`3" x 5`0"
2pc Bathroom	Main	6`11" x 4`11"	Bedroom - Primary	Upper	15`11" x 13`4"
Loft	Upper	9`8" x 19`1"	4pc Ensuite bath	Upper	9`11" x 6`4"

Walk-In Closet

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5439FW**

Remarks

Pub Rmks: **Escape to your own ski chalet in the heart of Calgary! This architecturally stunning home in Montgomery offers a cozy yet luxurious retreat with exposed beams, wood cathedral ceilings, and over a dozen brand new skylights that flood the space with natural light. The updated kitchen features granite countertops, including a gas stove, French door style refrigerator and opens seamlessly onto the living and dining areas, perfect for hosting gatherings under those soaring ceilings. Imagine celebrating the season with a 15-foot Christmas tree in front of those chalet windows, snuggled by the fireplace while watching the snow falling outside. A bright recreation/great room with a wall full of double glass doors spans across the back of the house, providing the perfect space for family gatherings. Whether it's for TV viewing, games, crafts, music, or just enjoying each other's company, this expansive room offers endless possibilities for creating memories. This home also features a main floor bedroom with a spacious sitting area or play space and a 4 piece ensuite, perfect for kids or guests. Generous mud and utility/laundry rooms offer lots of storage. Venture upstairs to the show-stopping primary bedroom, complete with its own sitting area, workout space or tv room, a spa-like ensuite with giant soaker tub, and a walk-in closet. Situated on a generous 50 x 120' lot, the property includes an oversized double detached garage and gorgeous landscaping with multiple patio areas, flower beds with established shrubs and plants, and lush lawn all within the fully enclosed, private space. The garage features an additional overhead door that opens onto the yard, ideal for easy access with tools. Recently upgraded boiler system and water heater provides plenty of hot water for the house and for the in-floor and baseboard heating for ultimate comfort. Nestled in the vibrant community of Montgomery, this home is steps from shops, dining, and services, with easy access to major thoroughfares and the mountains—perfect for adventure seekers. This is more than a house—it's a lifestyle.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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











