



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9828 19 Street, Calgary T2V4C3**

MLS®#: **A2184255**

Area: **Pump Hill**

Listing Date: **12/20/24**

List Price: **\$1,021,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar: **6,598 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Open Lot,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**1**

Layout

Beds: **4 (2 2 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator**  
Int Feat: **Bar,Bookcases,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`5" x 8`3"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`4" x 15`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>9`11" x 5`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>31`10" x 14`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 14`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`2" x 18`5"</b>
<b>Media Room</b>	<b>Lower</b>	<b>17`5" x 8`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`2" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>11`7" x 12`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`0" x 11`10"</b>

<b>Laundry</b>	<b>Lower</b>	<b>4`11" x 8`10"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>13`3" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 15`11"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`3" x 4`11"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>10`8" x 11`9"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>8`3" x 6`4"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **731708**

Remarks

Pub Rmks: **Welcome to PUMP HILL, one of the most prestigious neighborhoods of Calgary. Rarely a property of this caliber & value comes on the market. COMPLETE renovation with high end finishes | Custom millwork throughout with a feature wall | 10ft long dual waterfall island | Kitchen Aid SS Appliances | DOUBLE MASTER BEDROOM - up & down | Designated GYM | Home Theatre | 2 Huge walk in closets | ALL New Windows | New Roof | Heated Garage | All New SOD, Fence, & Roof | Located just 2 minutes walk away from John Ware Junior High School & Playground | Minutes from Glenmore reservoir, Golf, Heritage Park, & Rocky View Hospital, yet offering quick access to Crowchild & Stoney Trail. | This home has been renovated with a true passion and love for real estate where the fine finishes have to be witnessed to be appreciated. The attention to detail in this house will make you fall in love. The contrast on this brick bungalow gives a curb appeal that is hard to miss, the newly poured concrete walkway takes you to the entry door, situated alongside a cozy privacy-fenced inner yard - perfect to set up a swing chair to enjoy your morning coffee. As you walk inside, you are greeted with a stunning, custom built feature wall & millwork closet, which sets the tone for the finishes in this house. Overlooking the front yard, the OPEN CONCEPT main LIVING area features a beautiful TV wall unit with Oak accents with a large DINING area and 3 large front windows. A massive paint grade kitchen with accents will leave you in awe as it offers - SS Kitchen Aid appliances, Quartz Countertops, Built-in trash containers, Under cabinet lighting, and a custom oak-finished canopy. The massive 10ft Quartz island offers extra eating space. Along with an abundance of natural light, the huge dining area offers a cozy FIREPLACE nestled in a fine-finished wall unit with black tiles. The Crown Jewel of this home is the DUAL MASTER BEDROOMS. The LUXURIOUS grand ensuite includes a BARN DOOR, Double vanities, huge custom shower, & a LUXURIOUS FREESTANDING TUB for you to relax in. Another rare find is the HUGE Walk-in-Closet, making this Master Suite truly magnificent. The main level also includes a large 2nd bedroom which could be used as an office, music room, nursery etc. & a 4-pc bath, showcasing detailed finishes with white SUBWAY tile. The lower level provides equal, if not more value than the upper floor with its large rec area with a modern TV unit & another FIREPLACE w/ huge windows throughout this level. The STUNNING wet BAR with creative shelving is hard to take your eyes off of. The 2nd MASTER BEDROOM with 4pc ensuite w/ WALK-IN-CLOSET is a another feature. A dedicated HOME THEATRE is perfect to enjoy movie nights with family & the EXERCISE ROOM, with rubber flooring & large mirrors is great for working out. A Laundry room with Quartz tops, storage & SINK complete this level. An oversized garage, perfect yard and huge paved alley offer huge value. Come and see what makes this home SPECTACULAR.**

Inclusions: **N/A**  
 Property Listed By: **Five Star Realty**

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











