



THE
A-TEAM

**RE/MAX
FIRST**

2105 19 Street, Calgary T2T 4W8

MLS®#: **A2192897**

Area: **Richmond**

Listing Date: **02/06/25**

List Price: **\$1,199,900**

Status: **Pending**

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:

2,006

Year Built:

1996

Low Sqft:

Ttl Sqft:

2,006

Lot Information

Lot Sz Ar:

5,974 sqft

Lot Shape:

DOM

16

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Private,Rectangular Lot,Waterfall

Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard**

Construction:

Cedar,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Water Softener,Window Coverings,Wine Refrigerator

Int Feat:

Beamed Ceilings,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Soaking Tub,Track Lighting,Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 14`4"
Living Room	Main	20`2" x 19`6"
Loft	Upper	13`5" x 6`0"
Laundry	Basement	9`9" x 8`4"
Bedroom	Upper	15`9" x 9`10"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`2" x 11`8"
Foyer	Main	8`9" x 8`2"
Flex Space	Basement	13`7" x 11`6"
Bedroom - Primary	Upper	18`9" x 14`4"
Bedroom	Basement	14`5" x 10`7"
4pc Bathroom	Basement	

4pc Ensuite bath

Upper

0`0" x 0`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

9710502

Zoning:
R-CG

Remarks

Pub Rmks: **This beautifully renovated 2+1 bedroom home centrally located in Richmond, offers over 2500 sq ft of refined living space. The main level presents hardwood floors, high ceilings & is illuminated with recessed lighting & stylish light fixtures, showcasing the sunken living room with beamed ceiling, beautiful built-ins & floor to ceiling feature fireplace. The kitchen is tastefully finished with quartz counter tops, island/eating bar, an abundance of storage space, garburator, water filter system, wine fridge & Thermador & Miele appliances. A formal dining area just off the foyer has plenty of space for a family gathering or elegant dinner party. Completing the main level is a 2 piece powder room. The second level hosts a loft area - perfect for a home office set-up, plus 2 bedrooms, each with a private ensuite. The primary retreat with skyline views is a true private oasis boasting a cozy fireplace, sitting area, a wall of built-in storage space & luxurious 5 piece ensuite with heated floor, double wide sink, relaxing soaker tub & separate shower. Bedroom two also includes ample built-in storage & 4 piece ensuite with heated floor. Basement development includes a home gym/flex area with custom flooring, one bedroom & a 3 piece bath with in-floor heat & steam shower (perfect for guests). A laundry room with sink, storage & laundry chute connected to the two upper levels is the finishing touch to the basement. Other notable features include a new central A/C unit, Bang & Olafson built-in sound system, Smart home Control 4 system for interior/exterior lighting, built-in security system with exterior security cameras, custom millwork throughout, solid core doors, Hunter Douglas window coverings, central vacuum system & built-in humidifier. Outside, relish in the pristine beautifully landscaped private back yard featuring a waterfall, irrigation system, gas BBQ hookup & all-season enclosed living space with heaters, screens & tranquil hot tub. Parking is a breeze with a double attached heated garage with anti-slip driveway & steps up to the front door. The location can't be beat - close to vibrant Marda Loop, excellent schools, shopping, public transit & easy access to 17th Avenue & Crowchild Trail.**

Inclusions: **None.**
Property Listed By: **RE/MAX First**

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













