

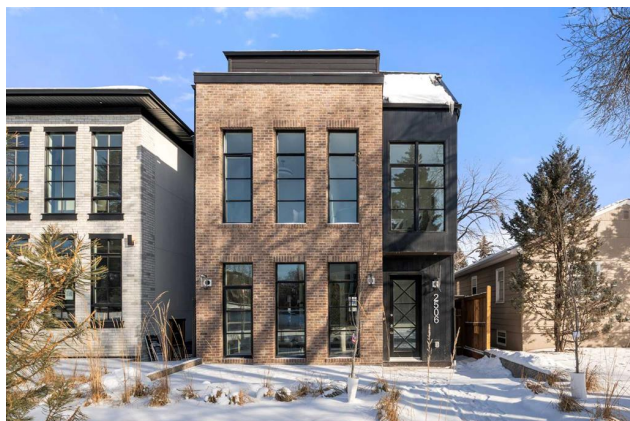


THE
A-TEAM

**RE/MAX
FIRST**

2506 19A Street, Calgary T2T 4Z2

MLS®#: **A2194087** Area: **Bankview** Listing Date: **02/19/25** List Price: **\$2,279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,685 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,083**
 Low Sqft:
 Ttl Sqft: **3,083**

DOM

2
Layout
 Beds: **5 (4 1)**
 Baths: **5.0 (5 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 9`1"	Dining Room	Main	14`3" x 10`5"
Other	Main	1`2" x 4`4"	Other	Main	6`5" x 10`2"
Kitchen With Eating Area	Main	16`7" x 14`11"	Living Room	Main	16`0" x 15`4"
Mud Room	Main	7`3" x 9`3"	Office	Main	8`11" x 5`1"
Other	Main	10`2" x 22`4"	Other	Main	10`3" x 14`11"
Bedroom	Second	10`11" x 13`5"	3pc Ensuite bath	Second	9`0" x 5`0"

4pc Ensuite bath **Second** **7`10" x 4`11"**
Bedroom **Second** **11`11" x 11`6"**
Bedroom - Primary **Second** **13`1" x 14`0"**
6pc Bathroom **Second** **9`5" x 15`5"**
Walk-In Closet **Third** **6`8" x 5`11"**
Bonus Room **Third** **19`1" x 17`1"**
Balcony **Third** **6`1" x 21`4"**
Walk-In Closet **Basement** **6`0" x 5`7"**
4pc Bathroom **Basement** **4`11" x 8`7"**
Other **Basement** **8`9" x 2`2"**
Wine Cellar **Basement** **4`4" x 6`4"**
2pc Bathroom **Main** **5`4" x 5`10"**

Walk-In Closet **Second** **5`1" x 6`0"**
Laundry **Second** **6`1" x 10`9"**
Walk-In Closet **Second** **8`5" x 9`1"**
Bedroom **Third** **13`0" x 15`6"**
3pc Ensuite bath **Third** **5`1" x 9`0"**
Other **Third** **9`7" x 2`0"**
Bedroom **Basement** **9`11" x 10`6"**
Exercise Room **Basement** **8`8" x 13`6"**
Other **Basement** **6`9" x 9`10"**
Game Room **Basement** **23`10" x 19`6"**
Storage **Basement** **4`11" x 12`7"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **2312273**

Remarks

Pub Rmks: **** OPEN HOUSE: Friday, Feb. 21st 2:30-4:30pm and Sunday, Feb. 23rd 1-3pm ** Welcome to this breathtaking, multi-level home in the heart of Bankview, offering modern luxury, thoughtful design, and spectacular views of downtown Calgary. The finished basement is an entertainer's dream, featuring a spacious rec room, wet bar, wine cellar, private gym, and a hidden office/room for added functionality. A generously sized bedroom with a walk-in closet completes this level. On the main floor, the open-concept layout is designed for both elegance and practicality. The entry welcomes you with a formal dining room and a stylish powder room conveniently located nearby. The chef's kitchen includes built-in appliances, a large island, walk-in pantry, and butler's pantry for seamless entertaining. The bright and airy living room features a gas fireplace and custom built-ins, while a private office, functional mudroom with built-in storage, and a back deck add to the home's appeal. The upper floor hosts a spacious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite, complete with a soaking tub and dual vanities. Two secondary bedrooms, each with their own ensuite bathrooms, and an upstairs laundry room ensure comfort and privacy for the entire family. At the top, the loft level offers a flexible bonus/living room, an additional bedroom with its own bathroom, and extra storage space—perfect for guests or extended family. Located in the highly desirable Bankview neighborhood, this home provides unbeatable access to trendy shops, restaurants, parks, schools, and public transit, all while offering unparalleled downtown skyline views. Don't miss the opportunity to own this one-of-a-kind luxury home—schedule your private showing today!**
 Inclusions: **Beverage Fridge, Fisher & Paykel Coffee Maker**
 Property Listed By: **eXp Realty**

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

