



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4911 19 AVENUE , Calgary T3B 0S8**

MLS®#: **A2199490**

Area: **Montgomery**

Listing Date: **03/05/25**

List Price: **\$880,000**

Status: **Active**

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:

**1,815**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,815**

Lot Information

Lot Sz Ar:

**2,997 sqft**

Lot Shape:

DOM

**4**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Lawn**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Composite Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**

Int Feat:

**Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	16`5" x 16`5"
Foyer	Main	22`8" x 21`7"
Living Room	Main	49`3" x 45`8"
4pc Bathroom	Second	26`3" x 16`5"
Bedroom	Second	32`7" x 43`9"
Laundry	Second	26`3" x 19`5"

Room	Level	Dimensions
Dining Room	Main	42`11" x 39`1"
Kitchen	Main	51`8" x 56`4"
Mud Room	Main	16`5" x 32`7"
5pc Ensuite bath	Second	26`6" x 57`8"
Bedroom	Second	38`3" x 43`3"
Bedroom - Primary	Second	43`6" x 57`8"

4pc Bathroom  
Game Room

Lower  
Lower

28`9" x 16`2"  
62`7" x 84`9"

Bedroom  
Furnace/Utility Room  
Legal/Tax/Financial

Lower  
Lower

41`0" x 33`8"  
20`3" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

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Remarks

Pub Rmks:

**Steps from Parks | Elegant Designer Finishes | Wide-Plank White Oak Hardwood | Quartz Countertops | Oversized Windows | Gourmet Chef's Kitchen | 4 Bedrooms | 3.5 Bathrooms | Fully Finished Basement with Wet Bar | Prime Location | South Backyard** Discover unparalleled luxury and style in this brand-new, exquisitely designed home, ideally located just steps from Bowmont and Shouldice Parks. This stunning property perfectly blends modern elegance with thoughtful details, offering breathtaking views, high-end finishes, and a location that's second to none. The striking NIGHT GREY HARDIE BOARD exterior with board-and-batten siding and oversized windows sets the tone for the beauty within. Inside, you'll find wide-plank white oak hardwood floors, 9-foot ceilings, and an abundance of natural light that creates a warm, inviting atmosphere. The front dining room, bathed in light from a large east-facing window, provides a bright, sophisticated setting for meals. At the heart of the home is a gourmet white kitchen, complete with full-height shaker-style cabinetry, quartz countertops, a gas stove, and a massive island designed for both entertaining and everyday living. A glossy tile backsplash and high-end stainless steel appliances make this a chef's dream. The adjacent living room is a cozy retreat with a designer fireplace and custom built-ins, perfect for relaxing or entertaining. Practicality meets style with a spacious mudroom featuring abundant storage and a tucked-away powder room to complete the main floor. Upstairs, the primary suite is a serene oasis, offering beautiful views, a custom walk-in closet, and a spa-like ensuite with dual sinks, a deep soaker tub, and an oversized walk-in rain shower. Two additional spacious bedrooms with fantastic views, a second full bathroom, and an upper-level laundry room add convenience and comfort to your everyday life. The fully finished basement extends your living space with 9-foot ceilings, a large recreation room, a built-in media area, and a wet bar, perfect for hosting game nights or movie marathons. This level also includes a guest bedroom, another elegant full bathroom, and ample storage. Step outside to your private south-facing backyard, where summer evenings can be spent entertaining on the concrete patio while kids play on the lush lawn. A double detached garage adds to the home's convenience. This exceptional property offers not just a beautiful home but also an unbeatable lifestyle. Located in a sought-after community, you'll enjoy walking distance to river pathways, parks, and quick access to Downtown, the University of Calgary, hospitals, Market Mall, and more. Experience luxury, comfort, and a connection to nature—this home has it all!

Inclusions:  
Property Listed By:

**NONE**  
**Real Broker**

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











