



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3919 19 Street, Calgary T2T 4Y1**

MLS® #: **A2201063**

Area: **Altadore**

Listing Date: **03/12/25**

List Price: **\$1,469,000**

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: **3,049 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,971**  
Low Sqft:  
Ttl Sqft: **1,971**

DOM

**2**

Layout

Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl:  
Int Feat:  
Utilities:

**Dishwasher,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Stove(s)  
Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar**

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 14`9"	Kitchen	Main	21`0" x 8`9"
Dining Room	Main	13`4" x 11`0"	Foyer	Main	5`6" x 4`11"
Mud Room	Main	5`6" x 4`11"	2pc Bathroom	Main	5`0" x 5`0"
Other	Main	11`0" x 8`0"	Bedroom - Primary	Upper	13`0" x 13`0"
Walk-In Closet	Upper	14`4" x 5`0"	5pc Ensuite bath	Upper	12`3" x 9`9"
Bedroom	Upper	13`6" x 7`11"	3pc Ensuite bath	Upper	8`0" x 5`8"
Bedroom	Upper	13`4" x 7`8"	Laundry	Upper	7`11" x 5`9"
3pc Bathroom	Upper	8`0" x 6`0"	Game Room	Basement	17`9" x 14`6"
Other	Basement	11`0" x 10`0"	Bedroom	Basement	14`6" x 10`0"
Walk-In Closet	Basement	5`7" x 3`6"	4pc Bathroom	Basement	11`6" x 5`0"
Furnace/Utility Room	Basement	10`8" x 7`0"			

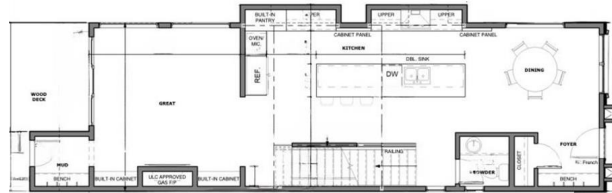
# Legal/Tax/Financial

Title:		Zoning:	
<b>Fee Simple</b>		<b>R-CG</b>	
Legal Desc:	<b>6058S</b>		

# Remarks

Pub Rmks:	<p>Welcome to 3919 19 Street SW, a beautifully designed home that perfectly blends modern elegance, comfort, and functionality. This thoughtfully crafted residence offers spacious living areas, high-end finishes, and an ideal layout for families and entertainers alike. The fully developed basement provides an inviting space for relaxation or hosting guests, featuring a large rec room, stylish wet bar, comfortable bedroom, and a full bathroom. On the main floor, the open-concept design showcases a sophisticated dining area and a gourmet kitchen with premium finishes, seamlessly flowing into a bright and airy living room complete with a cozy fireplace—the perfect spot to unwind. A well-appointed mudroom adds functionality and organization to the space. Upstairs, the primary suite is a true retreat, offering a spacious walk-in closet and a spa-inspired ensuite designed for ultimate relaxation. Two additional generously sized bedrooms, each with their own ensuite and closet, provide comfort and privacy for family or guests. The convenient upper-floor laundry ensures everyday ease. Situated in a highly desirable location, this exceptional home offers both luxury and convenience—a must-see for those seeking refined living in an incredible community!</p>
Inclusions:	None
Property Listed By:	eXp Realty

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



Main Floor Plan



Upper Floor Plan



Basement Floor Plan

