

2514 19A Street SW  
Calgary, Alberta

MLS # A2154405



## \$1,499,900

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,839 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Underground Sprinklers, Rectangular L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge in basement storage room, kitchen wine fridge, rec room wet bar fridge, bonus room wet bar fridge, outdoor speakers

The absolute finest in upscale living in this incredible custom home located on this quiet tree-lined street in Bankview...loaded with all the bells & whistles to make this showpiece residence the home of your dreams! Offering 4 levels of air-conditioned living, this stunning 3-storey semi-detached enjoys wide-plank hardwood floors & flat ceilings, 3 bedrooms & 5 bathrooms, 3 decks, quartz countertops & simply breathtaking views of the surrounding neighbourhood & downtown skyline. Amazing open concept design of the main floor with its expansive windows & exquisite finishing, from the West-facing dining room through to the wonderful living room & out onto the backyard deck. The fully-loaded chef's kitchen is a sight-to-behold...with it massive 18ft long centre island, upgraded quartz countertops, full-height custom cabinetry with soft-close drawers/doors & top-of-the-line stainless steel appliances including Bertazzoni fridge & gas stove/convection oven. A sleek contemporary fireplace & built-in bookcases perfectly complement the gracious living room, & a set of sliding glass doors opens out onto the huge 300+sqft deck. There are 3 fantastic bedrooms & 2 full baths on the 2nd level highlighted by the relaxing owners' retreat with 2 walk-in closets & sensual ensuite with heated floors, quartz-topped double vanities & gigantic walk-in glass shower; & the icing on the cake are the panoramic wide open views of the glittering downtown skyline through the wall-to-wall windows. On the top floor is the sensational bonus room/home office complete with built-in desks & cabinets, powder room, wet bar & 2 balconies...one facing West & the other facing East; & with a slight modification would be an awesome bedroom for your teenager, in-laws or for 2 of your kids...each with their own study area! The beautifully finished lower level - with infloor heating, has a terrific rec

room (or another bedroom with addition of a door) with wet bar, full bath with oversized walk-in shower, large storage room & access into the oversized 2 car garage...with epoxy floors, overhead storage & built-in cabinets/workbench. Additional extras & upgrades include the convenient 2nd floor laundry with LG washer & dryer, motorized blinds & built-in ceiling speakers, Ecobee thermostat, UV-tinted above-grade windows (except dining room), solid core doors, underground sprinklers, acrylic stucco/stone exterior & natural gas BBQ line on the deck. A truly unforgettable home in one of the inner city's most sought-after neighbourhoods, in this prime location only minutes to area schools & parks, Marda Loop shopping, hospitals & the vibrant downtown core.