

2506 19A Street SW  
Calgary, Alberta

MLS # A2194087



## \$2,279,900

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,083 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** 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

**Inclusions:** Beverage Fridge, Fisher & Paykel Coffee Maker

**\*\* OPEN HOUSE: Friday, Mar. 14th 1-3pm and Monday, Mar. 17th \*\*** 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!