

2519 19A Street SW  
Calgary, Alberta

MLS # A2287801



# \$1,599,900

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Richmond                                                      |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                            |               |                  |
| <b>Size:</b>     | 3,246 sq.ft.                                                  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5                                                             | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <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>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None.

OPEN HOUSE SATURDAY, MARCH 14TH & SUNDAY, MARCH 15TH FROM 1-3 PM BOTH DAYS. Located on a quiet street in sought after Richmond and situated on an extra deep 135' lot allowing extra back yard space, this newly built and beautifully curated 4+1 bedroom residence offers panoramic views and over 4,200 sq ft of exceptional living space. The open, airy main level features hardwood floors, soaring ceilings, and an abundance of natural light. A stylish dining area with a designer fixture provides generous space for hosting, while the tastefully finished kitchen impresses with quartz countertops, a large island/eating bar, extensive storage, and high end appliances. The living room is anchored by a striking feature fireplace and custom built ins. A dedicated den/office is tucked just off the foyer—ideal for working from home. Completing the main level are a 2 piece powder room and a well appointed mudroom with built in bench and storage. The second level hosts three spacious bedrooms, a 5 piece Jack & Jill bath, and a laundry room with sink and ample cabinetry. The expansive primary retreat captures gorgeous views and includes a private balcony, dual walk in closets, and a luxurious 5 piece ensuite with dual sinks, a freestanding soaker tub, and a glass enclosed shower. The third level offers a versatile loft with access to a large west facing deck and a convenient wet bar—perfect for a media room, studio, or additional office space. A generous bedroom with its own 4 piece ensuite is ideal for guests. The fully developed basement is designed for entertaining, featuring a spacious family/media room with wet bar and wine storage. A fifth bedroom, 4 piece bath, and dedicated storage room complete the lower level. Additional highlights include rough in for air conditioning and built in speakers. Outside, enjoy the sunny west facing backyard with a

patio and access to the double detached garage. This prime location offers close proximity to schools, shopping, vibrant Marda Loop, public transit, and effortless access to Crowchild Trail.