

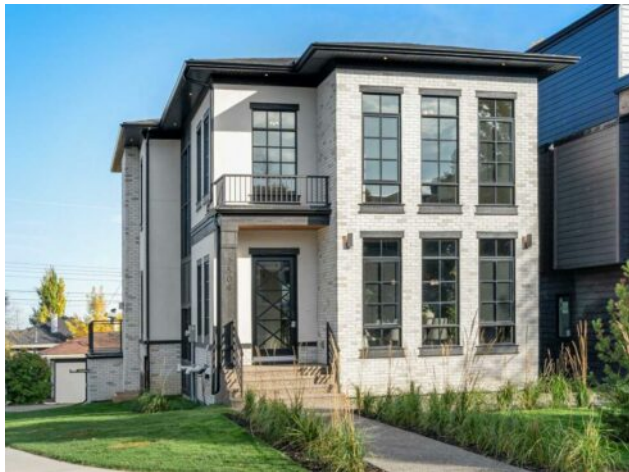


CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

2504 19A Street SW
Calgary, Alberta

MLS # A2169206



\$2,378,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,647 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: Built-In Coffee Maker

**** OPEN HOUSE: Saturday, Nov. 2nd 12-3pm and Sunday, Nov. 3rd 1-3pm **** Welcome to 2504 19A St, a luxuriously built, modern home that showcases exquisite design selections and offers the best downtown views from Bankview. This corner lot residence features a stunning brick exterior and beautifully landscaped grounds, complete with built-in irrigation for easy maintenance. As you enter, you're welcomed by a spacious entrance that leads to an elegant dining room adorned with huge windows, flooding the space with natural light. The thoughtfully designed floor plan includes a convenient powder room and A wine cellar adds a touch of sophistication, perfect for your collection. The gourmet kitchen is a true chef's dream, featuring a butler's pantry, high-end Fisher and Paykel appliances, elegant quartz countertops, and a beautiful backsplash that complements the overall aesthetic. The full-sized island provides ample workspace, while the cozy breakfast nook seamlessly connects to the back deck—ideal for outdoor dining and entertaining. Adjacent to the kitchen is the inviting living room, which boasts a striking 62-inch full slab fireplace and double doors that open to a deck with stunning downtown views. A standout feature of this home is the 10 mm glass wall surrounding the open riser staircase, creating a striking visual element that enhances the modern design. On the upper floor, the master bedroom serves as a luxurious retreat, complete with his and her closets and a built-in Makeup vanity. The opulent five-piece bathroom features heated flooring, a soaking tub, a dual vanity, and a walk-in shower for your ultimate comfort. This level also includes a spacious full laundry room equipped with high-end Samsung washer and dryer, two additional bedrooms, and a full-sized bathroom with plenty of counter space, a dual vanity, and heated

flooring. The fully finished basement offers a generous rec room perfect for family entertainment, complete with a wet bar that includes a beverage refrigerator and built-in dishwasher. This level also features heated flooring, a full bedroom with a walk-in closet, and a full bathroom. A large mudroom conveniently connects to the heated double attached garage, making transitions between indoor and outdoor spaces effortless. Throughout the entire home, air conditioning ensures your comfort year-round. With its luxury features, modern design, and spectacular location, 2504 19A St is the perfect blend of style and comfort. Don't miss the opportunity to make this stunning property your new haven!