



GRASSROOTS
REALTY GROUP

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3419 19 Street NW
Calgary, Alberta

MLS # A2252208



\$990,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Private		

Heating: Central, Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Welcome to 3419 19 street ‐ A Masterpiece of Modern Design in Prestigious Charleswood Located on one of the most coveted streets in the heart of Charleswood, this stunning, fully reimagined residence is a true standout. Every inch of this home has been completely redone‐down to the studs‐with thoughtful attention to detail and a timeless minimalist modern style. Step inside to discover a bright, open-concept floor plan with warm, welcoming tones and expansive sightlines. The main floor flows effortlessly, featuring a spacious living room anchored by a fireplace and a stunning picture window that floods the space with natural light. The chef’s kitchen is both stylish and functional, offering views of the private backyard. This home offers 4 bedrooms in total, with 3 generously sized rooms upstairs tucked away from the main living areas for privacy. The primary suite is a luxurious retreat with a custom shower, makeup vanity, and a closet. Downstairs, the fully finished lower level welcomes you with a sleek wet bar, complete with sink and beverage fridge‐ideal for entertaining. The family room is bathed in natural light. one additional bedrooms in the basement and a beautifull integrated laundry complete this level, with convenient access to the attached garage. The backyard is your own private oasis, surrounded by mature trees, lush shrubs that add to the natural, peaceful ambiance. Noteworthy upgrades include all new electrical, plumbing, flooring, custom cabinetry, hot water tank, upgraded lighting, fixtures and much more. The exterior stucco siding is a showcases enhancing the home’s curb appeal. Every element of this home has been designed to break away from the cookie-cutter mold‐offering a unique, high-end living experience in one of Calgary’s most established and central

neighborhoods. With Nose Hill Park, top-rated schools, and shopping all just steps away, 3419 19 st is more than just a home—it's a lifestyle.