

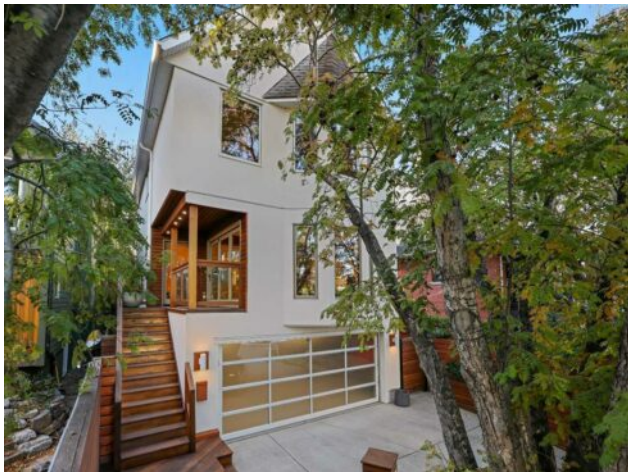


GRASSROOTS
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2211 19 Street SW
Calgary, Alberta

MLS # A2265191



\$1,195,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Welcome to 2211 19 Street SW, an extraordinary, fully redesigned and reimagined detached residence in the sought-after inner-city community of Richmond (formerly Knob Hill). This home embodies architectural precision, Scandinavian-inspired design, and exceptional craftsmanship. Gutted to the studs and rebuilt from the ground up, it's a rare fusion of artistry and engineering that rivals Calgary's finest custom homes. Step inside and be captivated by a wide bi-folding custom door framed by engineered metal header beams for flawless function and enduring strength. The open-concept main floor flows seamlessly beneath gleaming birch hardwood, centered around an engineered maple-and-metal floating staircase that defines the home's light-filled, structural grace. Expansive south- and east-facing patio doors flood the interior with sunlight, while custom millwork and curated wood details create warmth and depth — from floating shelves with underlighting to Frank Lloyd Wright-inspired built-in bench seating with electronic drawers. The chef's kitchen combines style and performance, featuring dual in-wall Fisher & Paykel ovens, double-stacked dishwashers, a five-burner flush-mounted cooktop with Miele downdraft venting, Sub-Zero undercounter fridges and freezer, beverage chiller, Insinkerator pro disposer, and on-demand hot water dispenser — all set within Silestone countertops imported from Spain. Every element was chosen for quality, innovation, and timeless appeal. A sculptural RAIS Scandinavian wood-burning fireplace, mounted on tempered glass, anchors the living space — an elegant centrepiece for cozy evenings or entertaining. Beyond, your professionally designed outdoor retreat awaits, featuring Indonesian hardwood decking, dual concrete lounge

areas, a built-in gas fireplace, and architectural lighting that highlights every detail. Upstairs, the primary suite is a tranquil sanctuary with vaulted ceilings, downtown skyline views, and lush treetop privacy. A Swedish-imported feature wall and custom closet system elevate the sense of calm luxury. The ensuite evokes a Nordic spa, complete with heated floors, dual floating vanities, a wood-accented soaker tub, and a curb-less glass shower with dual heads. Two additional bedrooms — each with custom wardrobes, one with its own ensuite — plus a beautifully redesigned full bath and AEG European laundry system complete the upper level. Every system and surface has been meticulously updated: electrical, heating, and plumbing (2023–2025); triple-pane hardwood-matched windows; EIFS Armour woodpecker-proof stucco; and engineered structural beams throughout. The oversized double garage features spray-foam insulation, keeping upper rooms temperate, along with glass and aluminum doors. The custom-finished lower level includes under-stair organizers, an Indonesian hardwood corner bench, and designer lighting throughout. More than a renovation, this is a complete reinvention of light, space, and craftsmanship.