



**4418 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2296288**



**\$835,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

In the heart of Montgomery, this bright, beautiful home offers an outstanding floor plan and location. The main floor features vinyl plank floors, 9-ft ceilings, 8-ft doors, a modern white kitchen, and a spacious, comfortable living area with built-ins around the fireplace—plus huge windows front and back that flood the space with light. Upstairs, you’ll find three generously sized bedrooms, including a large primary with a 5-piece ensuite featuring dual sinks, a huge shower, and a deep soaker corner tub. Convenient upper laundry as well. The fully developed basement includes a fourth bedroom, full bath, and a massive recreation room—ideal for family living or entertaining. Outside, enjoy a very nice yard and a good-sized double garage. All of this in a truly exceptional location on a quiet street, but just two blocks from the shops and amenities of the “Montgomery Strip,” including restaurants, coffee spots, childcare, and much more—highlighted by one of Calgary’s best steakhouses, NOTABLE. Exceptional value in a prime inner-city location—don’t miss it.