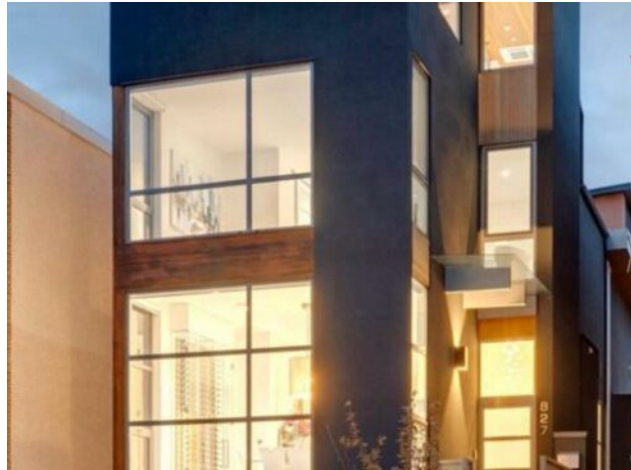




827 19 Avenue SW  
Calgary, Alberta

MLS # A2116881



**\$3,133,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,875 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Private, Rectangular Lot, Views		

<b>Heating:</b>	Fan Coil, In Floor, Hot Water, Natural Gas, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, No Smoking Home, Skylight(s)		

**Inclusions:** Dishwasher, Dryer, Energy Star Qualified Washer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Conditioner, Water Softener, Window Coverings, Wine Refrigerators.

Discover one of Calgary's most unique modern residences. This one-of-a-kind architectural masterpiece in Lower Mount Royal, designed by European architect Thomas Debicki, resides in the heart of Calgary's vibrant entertainment district. Experience breathtaking city skyline views from the top-floor loft and outdoor patio. Spanning nearly 4000 sqft of space, this luxurious 3 Bedroom residence showcases modern design elements that embrace abundant natural light. Floor-to-ceiling commercial grade glass on the north and south facades, coupled with a central 17 ft wide all-glass pyramid roof built by the Muttart Conservatory in Edmonton—the largest residential pyramid in Alberta—floods a 36 foot high central courtyard with natural light and allows for an indoor live Ficus Fig tree spanning 34 feet high, infusing the home with a sense of natural elegance. The house rises 43 feet above grade due to relaxations from adjacent properties, which cannot be duplicated. The expansive open floor plan and soaring high 13-foot ceilings will captivate your senses with openness and spaciousness in all floors while giving a feeling of grandeur and airiness to the interior. An extensive recent renovation, led by Master Craftsman Pawel Lewandowski of Liveable Spaces, features top-of-the-line finishes throughout including high end appliances (SubZero/Viking/Asko), crystal glass white tile, and a breathtaking 17-foot book-matched Statuario marble island. Crossing a glass bridge leads you to the spa-like master retreat, with an open-concept layout, extensive built in cabinetry, walnut display cabinet, 36" gas Fireplace, 10-foot-high closets w/ modular wall units & Servetto pull downs providing 438" of linear hanging space. The Top floor loft has 360-degree windows, sliding glass doors to an outdoor patio and built in bar. An entertainer's haven, this

architecturally celebrated abode offers social spaces across three levels and a secluded backyard oasis. The outdoor living area features a built-in outdoor kitchen with 32" gas BBQ, sink, fridge, and outdoor TV, creating an ideal setting for gatherings with an aluminum electronic adjustable Pergola for complete privacy. A Side yard with pet friendly high-end artificial grass is an ideal dog run or kids play area. This house has captured the attention of multiple magazines, including the Calgary Herald, was showcased as a feature in the Calgary Art Walk and hosted the CityTV Breakfast television show. Experience the seamless fusion of innovative design and inviting family-friendly living in this stunning home, perfectly suited for both daily comfort and entertaining. There's truly nothing else like it in all of Calgary.