



**811 19 Avenue SW
Calgary, Alberta**

MLS # A2139802



\$1,350,000

Division:	Lower Mount Royal		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,830 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: NA

This executive townhome is designed to exceed your expectations. Professionally renovated with the finest materials, it features custom window coverings, modern light fixtures, high-end plumbing fixtures, and stylish vanities. The home boasts elegant tile and hardwood floors, and luxurious marble and tile baths. The main floor offers expansive entertaining areas, including spacious living and dining rooms, and a family room with a wood-burning fireplace. The incredible kitchen features updated cabinets, granite countertops, Viking appliances, Fisher Paykel dishwashers, an island with an eating bar, and a cozy breakfast nook. Step out onto the south-facing deck, perfect for year-round barbecuing, which overlooks a private, well-treed garden with a brick paver patio. The second level is highlighted by an exceptional master suite with high tray ceilings, a custom spa-like ensuite with stunning fixtures, and an impressive shower. The suite includes oversized double closets and a separate water closet. Two additional bedrooms enjoy garden views and share a beautifully renovated 4-piece bath. A laundry room with ample cabinets, a sink, and front-loading washer and dryer completes this floor. The third floor, with its 16-foot vaulted ceilings, offers versatile space waiting for your personal touch. It can serve as a second family room or an opulent master bedroom, complete with its own wood-burning fireplace and 4-piece bath. This floor also features custom built-ins around the fireplace, a bar area with ample cabinets and a sink, perfect for an artist or hobbyist, and a large private balcony. The lower level features an oversized front-drive garage with freshly finished granite chip flooring, as well as a generous recreation or exercise room and the mechanical room. Additionally, you can enjoy a short stroll to offices, shops, and restaurants on 17th Ave, as well as downtown and

Mission. This townhome combines elegance and functionality, offering luxurious living spaces and high-end finishes in a beautifully renovated setting. Make this exquisite property your home and enjoy the pinnacle of sophisticated living.