



**GRASSROOTS**  
REALTY GROUP

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**2514 19A Street SW**  
**Calgary, Alberta**

**MLS # A2144593**



**\$1,699,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,839 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Underground Sprinklers, Rectangular L		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Membrane

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge in basement storage room, kitchen bar wine fridge, rec room wet bar bar fridge & microwave, bonus room wet bar fridge, outdoor speakers

The absolute finest in upscale living in this incredible custom home located on this quiet tree-lined street in Bankview...loaded with all the bells & whistles to make this showpiece residence the home of your dreams! Offering 4 levels of air-conditioned living, this stunning 3-storey semi-detached enjoys wide-plank hardwood floors & flat ceilings, 3 bedrooms & 5 bathrooms, 3 decks, quartz countertops & simply breathtaking views of the surrounding neighbourhood & downtown skyline. Amazing open concept design of the main floor with its expansive windows & exquisite finishing, from the West-facing dining room through to the wonderful living room & out onto the backyard deck. The fully-loaded chef's kitchen is a sight-to-behold...with it massive 18ft long centre island, upgraded quartz countertops, full-height custom cabinetry with soft-close drawers/doors & top-of-the-line stainless steel appliances including Bertazzoni fridge & gas stove/convection oven. A sleek contemporary fireplace & built-in bookcases perfectly complement the gracious living room, & a set of sliding glass doors opens out onto the huge 300+sqft deck. There are 3 fantastic bedrooms & 2 full baths on the 2nd level highlighted by the relaxing owners' retreat with 2 walk-in closets & sensual ensuite with heated floors, quartz-topped double vanities & gigantic walk-in glass shower; & the icing on the cake are the panoramic wide open views of the glittering downtown skyline through the wall-to-wall windows. On the top floor is the sensational bonus room complete with built-in desks & cabinets, powder room, wet bar & 2 balconies...one facing West & the other facing East. The beautifully finished lower level - with infloor heating, has a terrific rec room with wet bar, full bath with oversized walk-in shower, large storage room & access into the oversized 2 car garage...with epoxy floors,

overhead storage & built-in cabinets/workbench. Additional extras & upgrades include the convenient 2nd floor laundry with LG washer & dryer, motorized blinds & built-in ceiling speakers, Ecobee thermostat, UV-tinted above-grade windows (except dining room), solid core doors, underground sprinklers, acrylic stucco/stone exterior & natural gas BBQ line on the deck. A truly unforgettable home in one of the inner city's most sought-after neighbourhoods, in this prime location only minutes to area schools & parks, Marda Loop shopping, hospitals & the vibrant downtown core.