



**GRASSROOTS**  
REALTY GROUP

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**2519 19A Street SW**  
**Calgary, Alberta**

**MLS # A2207943**



**\$1,699,999**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,191 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hood Fan, Fridge, Gas Range, Microwave, Washer & Dryer		

Your chance to own a true masterpiece on one of Calgary's most coveted inner city streets! Welcome to this exquisitely designed, 3 storey DETACHED home where custom craftsmanship and modern luxury converge. Located on one of the most desirable streets in Richmond/Knob Hill. This expansive residence offers 5 generous bedrooms, 5 bathrooms, 4,058 sqft of fully developed space, a double detached garage, state of the art finishings and all on an extra deep lot. Boasting panoramic city views, a sunny West facing backyard and a wide paved back alley. This home is an exceptional example of refined living. Step inside to discover a thoughtfully laid out main floor that includes a functional mudroom with built-in cubbies, an expansive living room featuring a decorative gas fireplace and a gourmet kitchen with a large central island and high end appliances. The dining room provides a spacious area for family meals and entertaining while a tucked away 2pc guest bathroom adds convenience. A home office for work or study and grand foyer complete the first level offering both style and practicality. The second level is dedicated to ultimate comfort. The luxurious primary suite features a private balcony with breathtaking views, two expansive walk-in closets (his and hers) and a spa like 4pc ensuite with a dual vanity, soaking tub and a glass enclosed shower. Two large bedrooms share a beautifully appointed Jack & Jill 5pc bathroom, complete with a dual vanity and a tub/shower combo. The laundry room with side by side washer and dryer adds to the functional elegance of this level. The third level offers a versatile loft space perfect for a family room, media room or creative studio. A wet bar, gym and a 4pc bathroom with a tub/shower combo make this floor an entertainer's dream. The fully finished basement is the ideal space for relaxation and

entertainment with a spacious family room featuring a wet bar, a wine cellar room, plenty of storage closet space and a generously sized 4th bedroom with a 4pc bathroom. With its enviable location, luxurious finishes and extensive living space this home offers the perfect balance of comfort, style and sophistication. Completion slated end of August 2025. Seller is a licensed realtor.