



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2287801

\$1,599,900



Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,246 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None.

OPEN HOUSE SATURDAY, APRIL 11TH FROM 1-3 PM. Located on a quiet street in sought after Richmond and situated on an extra deep lot allowing extra back yard space, this newly built and beautifully curated 4+1 bedroom residence offers panoramic views and over 4,200 sq ft of exceptional living space. The open, airy main level features hardwood floors, soaring ceilings, and an abundance of natural light. A stylish dining area with a designer fixture provides generous space for hosting, while the tastefully finished kitchen impresses with quartz countertops, a large island/eating bar, extensive storage, and high end appliances. The living room is anchored by a striking feature fireplace and custom built ins. A dedicated den/office is tucked just off the foyer—ideal for working from home. Completing the main level are a 2 piece powder room and a well appointed mudroom with built in bench and storage. The second level hosts three spacious bedrooms, a 5 piece Jack & Jill bath, and a laundry room with sink and ample cabinetry. The expansive primary retreat captures gorgeous views and includes a private balcony, dual walk in closets, and a luxurious 5 piece ensuite with dual sinks, a freestanding soaker tub, and a glass enclosed shower. The third level offers a versatile loft with access to a large west facing deck and a convenient wet bar—perfect for a media room, studio, or additional office space. A generous bedroom with its own 4 piece ensuite is ideal for guests. The fully developed basement is designed for entertaining, featuring a spacious family/media room with wet bar and wine storage. A fifth bedroom, 4 piece bath, and dedicated storage room complete the lower level. Additional highlights include rough in for air conditioning and built in speakers. Outside, enjoy the sunny west facing backyard with a patio and access to the

double detached garage. This prime location offers close proximity to schools, shopping, vibrant Marda Loop, public transit, and effortless access to Crowchild Trail.