



**4112 19 Street SW  
Calgary, Alberta**

**MLS # A2300765**



**\$995,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Altadore  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,934 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Ins |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Step inside and discover a home that blends comfort, style, and unbeatable value in one of Calgary's most sought after inner city communities. As you enter, you're welcomed by a bright and inviting FRONT OFFICE, the perfect space for working from home, studying, or simply enjoying a quiet retreat. From here, the home naturally opens into the dining area, setting the stage for everything from casual family dinners to hosting friends. Just beyond, the kitchen becomes the heart of the home. Thoughtfully designed with GRANITE COUNTERTOPS, a gas stove, stainless steel appliances, and a large central island, it offers both functionality and style, with PLENTY OF CABINETRY to keep everything organized. At the rear, the living room feels warm and connected, anchored by a GAS FIREPLACE and framed by large windows that bring in natural light. Patio doors lead you outside to the back deck and yard, an ideal space for summer evenings, morning coffee, or letting kids and pets play. Heading upstairs, you'll find THREE WELL APPOINTED BEDROOMS. The primary suite is a true retreat, featuring vaulted ceilings that add a sense of openness, its own gas fireplace for cozy nights, a walk-in closet, and a spa-inspired five-piece ensuite designed for relaxation. Two additional bedrooms and a full bathroom complete this level, perfect for family or guests. The fully FINISHED BASEMENT expands your living space even further, offering a large recreation room for movie nights or entertaining, or a home gym. There is also a fourth bedroom, full bathroom, and dedicated laundry area. Throughout the home, you'll appreciate the handcrafted woodwork, custom closets, and quality finishings, while the abundance of windows fills each space with natural light. Freshly painted and move-in ready, this home also includes a double

detached garage. Upgrades include central air conditioning and zero maintenance astro turf on the front yard. All of this, just steps from parks, schools, Marda Loop's vibrant amenities, and the Elbow River pathways. A rare opportunity to own the best priced detached home in Altadore, and one that truly feels like home the moment you walk in.