



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2521 19A Street SW  
Calgary, Alberta**

**MLS # A2303774**



**\$1,499,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,180 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<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 Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

**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.

Set on a quiet street in desirable Richmond and positioned on an extra deep 135' lot, this newly built 4+1 bedroom home delivers panoramic views and over 4,100 sq ft of refined living space that blends custom craftsmanship with modern luxury. The open, light filled main level showcases hardwood floors, soaring ceilings, and expansive windows. A stylish dining area with a designer fixture offers generous room for hosting, while the beautifully appointed kitchen features quartz countertops, a large island/eating bar, extensive cabinetry, and high end appliances. The living room is anchored by a striking feature fireplace and custom built ins. A private den/office off the foyer provides an ideal work from home space. A 2 piece powder room and well designed mudroom with built ins complete the main floor. The second level hosts three spacious bedrooms, a 5 piece Jack & Jill bath, and a laundry room with sink and ample storage. The impressive primary retreat captures sweeping views and includes a private balcony, two walk in closets, and a luxurious 5 piece ensuite with dual sinks, freestanding soaker tub, and glass enclosed shower. The third level offers a versatile loft with a wet bar and access to a large west facing deck—perfect for a media room, studio, or additional office. A generous bedroom with its own 4 piece ensuite provides an ideal guest space. The fully developed basement is designed for entertaining, featuring a spacious family/media room with wet bar and wine storage, along with a fifth bedroom, 4 piece bath, and dedicated storage room. Additional highlights include rough ins for air conditioning and built in speakers. Outside, enjoy the sunny west facing backyard with patio and access to the double detached garage. This prime location offers close proximity to schools, shopping, Marda Loop, public transit, and easy access to Crowchild Trail. A

rare combination of location, luxury, and thoughtful design.