



409 19 Avenue NE
Calgary, Alberta

MLS # A2306571



\$799,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	None		

Welcome to urban perfection in Winston Heights_Mountainview! discover this exceptionally well-priced half-duplex infill in the heart of Calgary's coveted Winston Heights_Mountainview community. Built with contemporary design and inner-city convenience, this two-story home delivers 2,839 sq.ft. of developed living space—including a fully finished basement—perfect for modern families or professionals. This home is packed with upgrades typically found in much higher-priced properties, starting with a bright, open-concept main floor featuring 9' ceilings and gleaming hardwood floors. The chef's kitchen is a true showstopper, complete with custom concrete countertops, premium stainless steel appliances, and a 40" 5-burner dual fuel gas range. The family room is anchored by a cozy corner fireplace—a cozy architectural highlight. Upstairs, the master bedroom serves as a private retreat with a dramatic two-sided fireplace, a spa-like ensuite with double sinks, a soaker bathtub, a huge shower, one in-floor heating, plus a generous walk-in closet. Two additional good-sized bright bedrooms, a 4-piece main bathroom, and convenient second-floor laundry complete the upper level. A large skylight above the stairwell floods the home with natural light throughout the day. The developed basement offers even more living space with an additional bedroom, a three-piece bathroom, and a family room perfect for guests, teens or a media area. Additional features include custom window coverings throughout, roller shutters on south-facing windows and on the west-facing master bedroom windows, on-demand tankless hot water heater, water softener, zoned central A/C, a commercial-grade UV air purifier, and a steam humidifier for year-round comfort. The property also includes an insulated double detached

garage, and a big sunny deck in the backyard perfect for summer BBQs and entertainment. All of this is situated in a prime inner-city location just minutes from downtown, schools, parks, shopping, transit and all amenities. Priced to sell quickly for a home of this quality, this Winston Heights gem won't last long. Book your private showing today.