



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 19 Avenue NE
Calgary, Alberta

MLS # A2315339



\$1,050,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

Welcome to this stunning newly built infill in the highly sought-after community of Tuxedo Park, offering over 2,750 sq. ft. of developed living space including a fully self-contained legal secondary suite. Thoughtfully designed with modern architecture and premium finishes throughout, this home delivers exceptional functionality, style, and income potential. The bright and open main floor features soaring 10-foot ceilings, expansive windows, a spacious living room with a sleek fireplace, and a beautifully appointed chef-inspired kitchen complete with built-in appliances, a large island, ample cabinetry, and a dedicated dining area perfect for entertaining. A convenient mudroom and powder room complete the main level. Upstairs, the luxurious primary retreat showcases a raised tray ceiling, a spa-inspired ensuite with a freestanding tub, oversized shower, dual vanities, and a generous walk-in closet. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry room provide comfort and convenience for the entire family. The fully developed legal basement suite offers a private entrance and features two bedrooms, a full kitchen, spacious living area, full bathroom, separate laundry, and independent mechanical systems, making it ideal for extended family or as a mortgage helper. Outside, enjoy a large rear deck and a detached double garage. Situated on a quiet inner-city street, this exceptional home offers easy access to downtown, schools, parks, shopping, restaurants, transit, and all major amenities. A rare opportunity to own a brand-new luxury infill with legal suite potential in one of Calgary's most desirable established communities.