



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5111 19 Street SW
Calgary, Alberta

MLS # A2321209



\$799,000

Division:	North Glenmore Park		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,806 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub		

Inclusions: N/A

Welcome to this beautiful townhome where modern design, thoughtful upgrades, and an exceptional location come together to create a truly move-in ready home that feels brand new. A private front porch welcomes you home and provides the perfect spot to enjoy your coffee while soaking up the sun. Inside, the entry level has been thoughtfully designed with everyday functionality in mind, featuring a built-in bench & hooks that create a practical and inviting drop zone. This level also includes a versatile bedroom with dual closets that could easily function as a home office, or guest space, along with a 4-piece bathroom complete with stone countertops, and contemporary black cabinetry. Direct access to the oversized single attached garage offers exceptional storage space rarely found in townhome living. Upstairs, hardwood flooring flows throughout the main living, creating a warm and cohesive feel. Designed for both entertaining and everyday living, the open-concept layout seamlessly connects the living, dining, and kitchen. The spacious living room is flooded with natural light with the abundance of windows overlooking the green space. At the heart of the home is the beautifully appointed kitchen, featuring maple-toned cabinetry paired with a striking black island, stone countertops, gold hardware, stainless appliances, and extensive cabinetry and prep space. A custom pantry provides additional organization and storage. Just off the spacious dining room, step onto the west-facing balcony complete with a gas line for your BBQ, creating the perfect extension of your living space for summer evenings and outdoor entertaining. A convenient powder room completes this level. The upper floor offers two spacious bedrooms, each with its own private ensuite and excellent storage. The primary suite serves as a true retreat with a large west-facing window, and an impressive

closet complete with custom shelving and hanging space. The spa-inspired 5-piece ensuite features dual vanities with stone countertops, black cabinetry, a stand-alone soaker tub, and a fully tiled shower with a niche. The second bedroom features a large window, walk-in closet, and its own private 4-piece ensuite. Convenient upper-level laundry includes additional shelving and a countertop to maximize functionality and storage. Thoughtful upgrades throughout the home include hardwood stairs from the main to upper level, custom pantry shelving, full-height mirrors, flat ceilings throughout, dimmer switches, a shower niche in the primary ensuite, and a 2.5-ton AC unit to keep you comfortable all summer long. Located in the desirable community of North Glenmore Park, you'll enjoy the perfect balance of residential charm and urban convenience. Just minutes from the shops, restaurants, cafés, and amenities of Marda Loop, this location also offers quick access to parks, pathways, recreation facilities, and downtown Calgary. Dog owners will appreciate the nearby off-leash dog park and access to pathways close by.