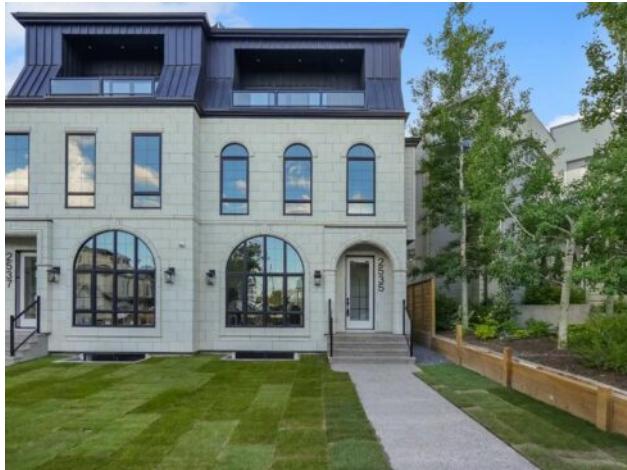




**2535 19 Street SW**  
**Calgary, Alberta**

**MLS # A2326745**



**\$1,529,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,889 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 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>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

A rare offering in the heart of Calgary's Bankview community, this exceptional French Ch&acirc;teau-inspired residence seamlessly blends timeless architectural elegance with contemporary luxury across four fully developed levels. From the moment you arrive, the striking exterior exudes European sophistication and curb appeal. Inside, a thoughtfully designed main floor welcomes you with a grand front entrance featuring custom built-ins, a stunning glass-enclosed office, and an elegant dining room perfect for hosting. The custom-crafted kitchen serves as the heart of the home, complete with premium finishes, a built-in hutch, and a statement Venetian plaster hood fan. The adjoining living room is anchored by a beautiful Venetian plaster fireplace mantel, creating a warm and inviting gathering space. A functional mudroom and designer powder room with rich lime wash walls complete the level. The second floor is dedicated to comfort and privacy. The luxurious primary retreat features a spacious walk-in closet and a spa-inspired ensuite with dual vanities and a steam shower. Two additional bedrooms, each offering their own walk-in closet, are complemented by a full bathroom and a conveniently located laundry room. The third floor elevates entertaining and relaxation with an expansive bonus living room, complete with a wet bar and access to a private balcony showcasing breathtaking downtown Calgary skyline views. This level also includes a generously sized fourth bedroom with a large walk-in closet and a full bathroom, making it ideal for guests, extended family, or a private retreat. The fully finished basement offers endless versatility with a spacious recreation room, stylish wet bar, dedicated glass-walled gym, full bathroom, and an additional bedroom. Designed for modern living while embracing timeless European-inspired craftsmanship, this

remarkable Bankview home offers an unparalleled opportunity to enjoy luxury, space, and functionality just minutes from downtown, parks, shopping, restaurants, and Calgary's best inner-city amenities.