



GRASSROOTS
REALTY GROUP

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4112 19 Street NW
Calgary, Alberta

MLS # A2334776



\$949,999

Division:	Collingwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: N/A

EXTENSIVELY RENOVATED COLLINGWOOD RESIDENCE | 5 BEDROOMS | 3 BATHROOMS | 2 KITCHENS! | SEPARATE ENTRANCE | PRIVATE OASIS BACKYARD | 60' x 100' LOT | OVERSIZED DOUBLE DETACHED GARAGE Welcome to 4112 19 Street NW, an extensively renovated Collingwood residence offering modern design, thoughtful upgrades, exceptional flexibility, and outstanding future potential on a rare 60' x 100' lot. The bright open-concept main floor showcases luxury flooring, quartz countertops, new lighting and plumbing fixtures, and modern Logan-style doors, baseboards, and trim throughout. The chef-inspired kitchen features brand-new LG and Samsung appliance packages, including a premium Forno chef-drawer microwave, creating a stylish and highly functional space for everyday living and entertaining. The upper-level primary retreat offers a private sanctuary with herringbone carpet, custom blackout window coverings, and a beautifully appointed ensuite featuring dual sinks and a custom-tiled glass shower with built-in niche. Additional bedrooms provide excellent flexibility for family, guests, or a dedicated home office. The lower level delivers exceptional versatility with a separate entrance, second kitchen, bathroom, separate laundry, and spacious living area. All lower-level windows have been replaced, including two oversized egress windows in the bedrooms, providing abundant natural light and enhanced functionality. The renovation extends well beyond cosmetic finishes, with new PEX plumbing, electrical, gas, and a structural beam that helped create the open-concept main-floor design. Outside, the home has been beautifully reimagined with Light Mist James Hardie siding, crisp white board-and-batten detailing, and a modern garage door. Mature trees surround the property, creating a private backyard oasis, while the

generous deck provides an inviting setting for outdoor dining, entertaining, or simply enjoying the established landscaping. A beautifully brick-finished wood-burning fireplace adds warmth, character, and modern rustic charm. The oversized concrete double detached garage is a standout feature, complete with an oil-change pit and gas-line rough-in for future heating. Ideal for vehicles, a workshop, hobbies, or additional storage, it offers exceptional versatility. Adding significant long-term appeal, the property is R-CG zoned and sits on a generous 60' x 100' lot, providing valuable future flexibility. Ideally positioned in sought-after Collingwood with convenient access to major routes, the University of Calgary, Confederation Park, Nose Hill Park, schools, shopping, and public transit, this home offers an outstanding combination of accessibility, functionality, and established neighbourhood appeal. A rare opportunity to own a substantially renovated home with two kitchens, flexible lower-level living, a generous lot, R-CG zoning, mature landscaping, and an exceptional detached double garage. Move-in ready today with exceptional flexibility for tomorrow.