



GRASSROOTS
REALTY GROUP

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421 19 Avenue NE
Calgary, Alberta

MLS # A2336071



\$1,099,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,954 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning brand-new duplex in the highly sought-after community of WINSTON HEIGHTS. Thoughtfully designed with modern elegance and functional living in mind, this exceptional home combines sophisticated finishings with an unbeatable inner-city location. The main floor welcomes you with impressive 10-foot ceilings and a bright, massive windows that fills the space with natural light. The dining area flows seamlessly into the sleek, contemporary kitchen, featuring premium finishes and a stylish coffee bar - perfect for both everyday living and entertaining. A dedicated office/flex space offers an ideal work-from-home setup, while the inviting living room is centred around a beautiful gas fireplace and oversized patio doors that open onto a spacious rear patio and fully fenced south facing backyard. A double detached garage provides added convenience and functionality. Upstairs, you'll find three generously sized bedrooms, a versatile bonus room, convenient upper-floor laundry, and two full bathrooms. The primary retreat is a true sanctuary, complete with a walk-in closet and a luxurious ensuite featuring dual vanities, heated floors, and a rough-in for a steam shower. The fully finished basement extends the home's living space with an additional bedroom, full bathroom, and wet bar, creating the perfect setting for guests, extended family, or entertaining. Combining elevated design, thoughtful functionality, and an exceptional inner-city location, this home is truly move-in ready and designed for modern living. Please note: Basement can be legally suited(Subject to City of Calgary Approval)