



GRASSROOTS
REALTY GROUP

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1925 19 Avenue NW
Calgary, Alberta

MLS # A2341174



\$585,000

Division:	Banff Trail		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 266
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Quintessential in design, this show-home worthy residence offers over sixteen hundred square feet of elevated living, showcasing lavish finishes. This two-storey townhome is part of an intimate, boutique complex, comprised of only seven residences, offering exclusivity and privacy. The impressive stone and stucco facade is a fitting introduction to the quality inside, with 9' ceilings, gorgeous white oak floors and a plethora of natural light creating an elegant first impression. The family room is illuminated by expansive windows that shine on your extravagant ' doors and this inviting room seamlessly transitions into the formal dining, an unforgettable space to gather. The dining beautifully bridges together the living space and kitchen. Step inside to the gourmet kitchen, curated with flat-panel, extended white cabinetry, quartz countertops, and sophisticated tile alongside the premium appliance suite. The island, a true showpiece, offers seating for four. This culinary retreat has designer lighting and premium matte black details, enhancing the neutral colour palette with brilliant dimension. Ascend upstairs and into the spacious primary, complemented by two storybook windows overlooking the streetscape. The primary hosts a boutique worthy closet and three-piece, ensuite spa where you will love the quartz countertops and stunning carrera-inspired tile that extends throughout the entirety of the expansive shower. The second bedroom is generous in size too and has its own cohesive four-piece bath and a walk-in closet too! The bedrooms feature upscale top-down, bottom-up blinds, offering both natural light and privacy. Down the stairs, the lower level is dreamy for guests and kids, with a generous family room and an expansive fourth bedroom and four-piece bath, your guests will want to stay awhile! This level can be imagined as an office, gym, playroom, family room,

or private guest quarters. This inner-city townhome offers urban convenience without compromising on space or outdoor living. The crown jewel of this residence is the outdoor oasis, with a single detached garage and a rare private yard, south facing, with an aggregate patio and natural gas line so you can unwind in the summer sun. Beyond your private backyard is a fenced greenspace, exclusively used by the seven residences, offering the feeling of an extended backyard without the maintenance and a rare inner-city perk for families and furry friends alike! This residence is located in the desirable Banff Trail, steps to transit, parks, top-rated schools, amenities, shopping and the University of Calgary. Downtown is just a short commute, while living on the city's west side means weekend escapes to the Canadian Rockies. Furniture negotiable, so you can step into magazine-style living or embrace your next turnkey investment! Open House 1-3 September 13th 2026.