



GRASSROOTS
REALTY GROUP

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218 19 Avenue
Calgary, Alberta

MLS # A2345504



\$1,995,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Set on a quiet, tree-lined non-through street beside Circus Park, this exceptional 5-bed, 4 full bath + 2 half bath BRAND NEW DETACHED HOME offers a refined take on inner-city luxury living. Blending timeless architecture with modern sophistication, this home is nestled in one of NW Calgary's most sought-after enclaves, surrounded by mature trees, boutique caf  s, and vibrant community amenities. Moments from Confederation Park, Mount Pleasant Outdoor Pool, and premier routes like 16th Ave and Centre Street, the location offers seamless access to downtown while preserving a sense of tranquillity. Top-rated schools, including King George, Balmoral, and Crescent Heights, along with proximity to SAIT and the University of Calgary, further elevate its appeal. Inside, a bright, thoughtfully designed layout welcomes you with a private foyer that sets an elegant tone. A dedicated home office with glass French doors and custom panelled feature wall creates a polished workspace, complemented by a chic powder room. The main level is designed for both everyday living and upscale entertaining. At its heart, a designer kitchen showcases an OVERSIZED QUARTZ ISLAND, full-height cabinetry, and a premium appliance package. A fully equipped WALK-THROUGH PREP KITCHEN & PANTRY – with additional sink, fridge, and microwave – adds both functionality and luxury, seamlessly connecting to a well-appointed mudroom. The dining area is ideal for hosting, enhanced by modern wall detailing, while the expansive great room features a sleek GAS FIREPLACE and large sliding doors opening to the private backyard. Upstairs, a versatile loft with tray ceiling offers a sophisticated secondary living space. The primary retreat is a true sanctuary, complete with an OVERSIZED WALK-IN CLOSET and

SPA-INSPIRED ENSUITE featuring a DOUBLE VANITY, glass shower, and deep soaker tub. Two additional bedrooms each include WALK-IN CLOSETS and PRIVATE ENSUITES, while a fully equipped laundry room with sink and built-ins adds convenience. The fully developed lower level is an entertainer's dream! A sprawling recreation and media lounge invites cinematic evenings, with ample space for a large-format screen, creating the perfect atmosphere for movie nights or watching the big game in style. The sleek, fully appointed wet bar elevates every gathering, featuring generous counter space and a custom wine display, ideal for hosting cocktail parties, wine tastings, or relaxed evenings with friends. Fitness enthusiasts will appreciate the dedicated HOME GYM, offering a bright, motivating space for everything from strength training to yoga, all within the comfort and privacy of your own home. Two additional bedrooms with walk-in closets and a full bath provide flexibility for guests, extended family, or live-in support, completing this level with both luxury & practicality. Book your private showing today and come experience the sophistication, comfort, and effortless elegance of this exceptional home!