



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2515 19A Street SW
Calgary, Alberta

MLS # A2349172



\$1,099,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Ov		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Rubber

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: Gazebo, green house, cabinet in basement

Located in the highly sought after inner-city community of Richmond, this beautifully updated mid-century bungalow delivers an exceptional blend of style, space and functionality. With 1,351 sq. ft. above grade plus a fully developed lower level, this impressive home offers room to live, work and entertain. In addition to being just minutes from downtown Richmond also enjoys the neighbouring community of Marda Loop with its vibrant shops, restaurants and services. The main level showcases timeless hardwood flooring, hi-efficient triple-pane windows and a beautifully renovated gourmet kitchen featuring expansive stone countertops, custom cabinetry, a granite island with gas cooktop, downdraft ventilation and prep sink, plus dual Italian hand-blown glass pendant lights. The inviting living room is anchored by a gas fireplace with a generous mantle and integrated niche lighting, creating a warm and sophisticated focal point. Two good sized bedrooms are located on the main level, complemented by an exceptionally well appointed full bathroom featuring a large walk-in shower, heated floors, corner jetted tub and custom built-in storage that combines everyday functionality with a touch of luxury. The fully developed basement adds impressive versatility with a spacious family room featuring additional insulation and wiring for surround sound, a third bedroom with large bright windows, three-piece bathroom, dedicated laundry room and extensive storage. Outside, the 135-foot-deep landscaped lot is a private urban oasis. Enjoy the sunken patio and pergola, low maintenance established perennial gardens and an electrified greenhouse. The oversized heated and insulated double garage is accessed from the paved rear lane and provides excellent space for vehicles, hobbies and storage. Additional upgrades include a high-efficiency furnace, central air

conditioning, whole-home filtration system, and EuroShield 50-year rubber roofing, along with custom tempered-glass gates for added security & privacy. Situated on a gorgeous tree lined street with nearby playgrounds, schools, shopping, walking and cycling paths, this exceptional Richmond property offers a rare combination of inner-city convenience, generous living space, extensive upgrades and a truly outstanding lot.