



GRASSROOTS
REALTY GROUP

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4124 19 Street NW
Calgary, Alberta

MLS # A2350833



\$769,900

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,239 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	SEE ADDENDUM		

WARM, REFINED & DISTINCTIVELY MID-CENTURY MODERN. Set on a generous 60' x 100' corner lot in sought-after Collingwood, this beautifully maintained 1959 four-level split offers a total of 2,478 sq. ft. thoughtfully designed living space with an exceptional blend of character and contemporary comfort. Original hardwood flooring in remarkable condition, original doors and millwork, and a naturally flowing main floor celebrate the home's architectural heritage while creating an inviting setting for modern living. The custom oak kitchen features ceiling-height cabinetry, an island, sleek black stainless-steel appliances and abundant workspace, making it as practical as it is handsome. The expansive living room is anchored by a wood-burning fireplace and custom built-ins, while the adjoining dining room comfortably accommodates larger gatherings and opens through sliding doors to a private deck, interlocking stone patio and a beautifully landscaped backyard. A mature flowering crabapple provides a spectacular seasonal focal point. Upstairs, two generous bedrooms showcase more of the home's original hardwood flooring and share a beautifully renovated four-piece bath with carefully planned cabinetry, stone counter-top and a glass-enclosed shower. The third level introduces a spacious third bedroom with parquet flooring and dual closets, along with a contemporary walk-out mudroom/laundry room featuring lots of practical cabinetry, two storage closets, long and deep counter space and a stand-up freezer. A second fully renovated three-piece bath with rich cabinetry, stone counter-top and a walk-in shower with built-in bench serves this level. Want to unwind? The lower living areas offer an impressive media room complete with projector, 102" screen and integrated surround sound, creating an exceptional space for movie nights or entertaining.

A second gas fireplace with substantial mantel, wet bar, bar fridge and built-in shelving adds warmth and versatility. The adjacent den, with two windows, provides an inviting home office or could easily be converted to a fourth bedroom. A bright rear sunroom offers the perfect transition space for outdoor gear, footwear or the family dog, while the utility room and crawl space provide excellent storage options. Central vacuum, additional built-in storage and a workbench add further practicality. The oversized double detached garage (20 x 24, insulated) as well as a concrete R.V. pad escalate this exceptionally well-considered home which is ideally located just steps from shopping, transit and excellent schools. This is a rare opportunity to own a character-rich Collingwood home with space, style and enduring appeal.