

\$724,900 - 2509 19 Street Nw, Calgary

MLS® #A2099665

\$724,900

4 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

Welcome to this stunning custom designed detached home in desirable Banff Trail that's unlike any other! Offering 2,140 sq ft of developed living space, 4 bedroom, 3 bathroom home showcases a bright open living space where function and flow are effortlessly combined. In 2014, this 1.5 storey home underwent substantial renovations and upgrades including new stucco, energy efficient triple-pane LUX windows, and granite counters. Additional upgrades include a high-efficiency washer (2022) and smart thermostat (2018). The main floor seamlessly connects the open concept sunken living room, dining room with custom built-ins and recessed lighting, and the inviting kitchen with maple shaker-style full height cabinets, granite counters, breakfast bar, and a convenient pantry with ample storage. Down the hall you'll find a full bathroom and two generous sized bedrooms, including the primary which features a full 3pc ensuite. Upstairs focuses on a fabulous loft that overlooks the main floor and is an ideal spot for a home office, play room, or studio. The fully developed lower level presents an expansive rec room boasting custom built-in cabinets, gas fireplace and recessed ceiling with lighting. Two additional bedrooms, one with a built-in desk, complete this level, along with a large storage room, full bathroom and laundry room with sink. Adding further comfort and convenience is central AC, sound proofing, composite deck with vinyl railings on the wrap around covered porch,



and the large heated double attached garage with workshop. This ideal location is a short commute to downtown, SAIT, hospitals, transit, and a 20 min walk to the UofC. West Confederation Park, golf course, schools, shopping, restaurants and other amenities are all steps away and waiting for you to explore. This impeccably maintained and pristine home is ideal for investors, new home buyers, young families and downsizers alike. Book your showing today!

Built in 1991

Essential Information

MLS® #	A2099665
Price	\$724,900
Sold Price	\$733,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2509 19 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4T9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 1st, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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