

# \$988,000 - 19 Angle Street Sw, Calgary

MLS® #A2132068

**\$988,000**

4 Bedroom, 4.00 Bathroom, 1,983 sqft  
Residential on 0.07 Acres

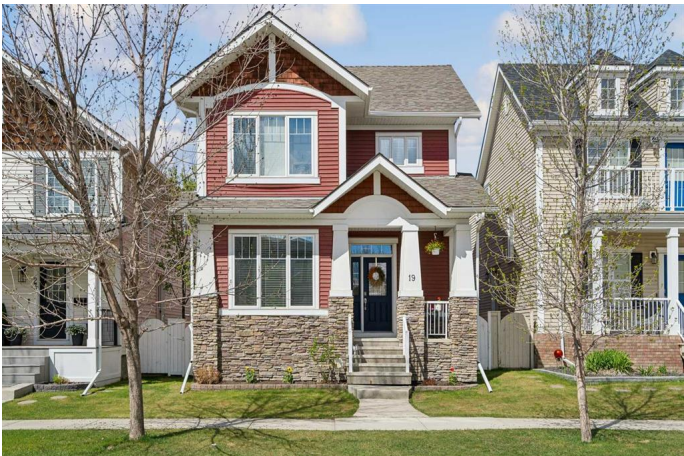
Garrison Green, Calgary, Alberta

Welcome to your dream home! This bright and charming detached family residence is ideally situated in the heart of Garrison Green on a picturesque tree-lined street, just a block away from two large parks. The home boasts 9-foot ceilings and an exceptionally wide floor plan. The open-plan main floor features newly installed engineered hardwood throughout, anchored by a huge central island in the kitchen and great room.

The kitchen is a chef's delight with abundant white shaker-style cabinetry with a corner pantry, stainless steel appliances, subway tile backsplash, and loads of granite counter space. The island has an overhang for four stools and an adjacent eating nook, perfect for casual dining. The flex space on the main floor is currently used as an office but can be easily transformed into a dining room to suit your needs. Additional main floor features include, a powder room and a mudroom with a broom closet.

Cozy up in the great room by the gas fireplace, adorned with marble hexagon tile, and enjoy the built-ins that flank the fireplace. Large sliding doors overlook the sunny west yard, which offers a large multi-tier deck and a grassed play area, perfect for outdoor activities.

Upstairs, you'll find three spacious bedrooms, including a tremendous master



05.14.2024 - 19 ANGLE ST SW

|            |                |           |
|------------|----------------|-----------|
| MAIN       | 990.35 SQ.FT   | 91.98 M2  |
| UPPER      | 992.33 SQ.FT   | 92.21 M2  |
| BASEMENT   | 843.88 SQ.FT   | 78.40 M2  |
| GRS AREA   | 1,982.72 SQ.FT | 84.19 M2  |
| TOTAL AREA | 2,826.60 SQ.FT | 262.59 M2 |



suite with a large walk-in closet that features natural light. The master suite also includes a romantic 3-sided fireplace and a luxurious 5-piece ensuite with a soaking tub and a separate water closet. The upper level is completed with a convenient laundry room equipped with a sink, storage, and a window.

The fully developed lower level features a huge multi-function family-media room, an additional bedroom, a full bath, and a family-sized storage room.

This home includes a double garage with extra storage, providing ample space for all your needs. With its combination of style, functionality, and prime location, this property is perfect for family living. There are many new features to share like a new roof, hot water tank, dishwasher, cooktop and A/C unit.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2132068    |
| Price          | \$988,000   |
| Sold Price     | \$1,080,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 19 Angle Street Sw |
|---------|--------------------|

|             |                |
|-------------|----------------|
| Subdivision | Garrison Green |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T3E0S3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Vinyl Windows, Walk-In Closet(s)                                                                        |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Humidifier, Microwave, Range Hood, Water Softener |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding                   |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2024 |
| Date Sold      | May 18th, 2024 |
| Days on Market | 3              |
| Zoning         | R-C2           |
| HOA Fees       | 0.00           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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