

\$1,300,000 - 811 19 Avenue Sw, Calgary

MLS® #A2139802

\$1,300,000

3 Bedroom, 4.00 Bathroom, 2,830 sqft
Residential on 0.07 Acres

Lower Mount Royal, Calgary, Alberta

This executive townhome is designed to exceed your expectations. Professionally renovated with the finest materials, it features custom window coverings, modern light fixtures, high-end plumbing fixtures, and stylish vanities. The home boasts elegant tile and hardwood floors, and luxurious marble and tile baths.

The main floor offers expansive entertaining areas, including spacious living and dining rooms, and a family room with a wood-burning fireplace. The incredible kitchen features updated cabinets, granite countertops, Viking appliances, Fisher Paykel dishwashers, an island with an eating bar, and a cozy breakfast nook. Step out onto the south-facing deck, perfect for year-round barbecuing, which overlooks a private, well-treed garden with a brick paver patio.

The second level is highlighted by an exceptional master suite with high tray ceilings, a custom spa-like ensuite with stunning fixtures, and an impressive shower. The suite includes oversized double closets and a separate water closet. Two additional bedrooms enjoy garden views and share a beautifully renovated 4-piece bath. A laundry room with ample cabinets, a sink, and front-loading washer and dryer completes this floor.

The third floor, with its 16-foot vaulted ceilings,



offers versatile space waiting for your personal touch. It can serve as a second family room or an opulent master bedroom, complete with its own wood-burning fireplace and 4-piece bath. This floor also features custom built-ins around the fireplace, a bar area with ample cabinets and a sink, perfect for an artist or hobbyist, and a large private balcony. The lower level features an oversized front-drive garage with freshly finished granite chip flooring, as well as a generous recreation or exercise room and the mechanical room. Additionally, you can enjoy a short stroll to offices, shops, and restaurants on 17th Ave, as well as downtown and Mission. This townhome combines elegance and functionality, offering luxurious living spaces and high-end finishes in a beautifully renovated setting. Make this exquisite property your home and enjoy the pinnacle of sophisticated living.

Built in 1989

Essential Information

MLS® #	A2139802
Price	\$1,300,000
Sold Price	\$1,255,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,830
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	811 19 Avenue Sw
---------	------------------

Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Landscaped
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	August 2nd, 2024
Days on Market	50
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.