\$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.

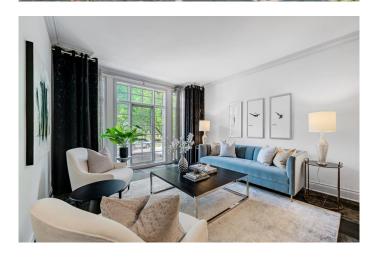
The main floor offers expansive entertaining areas, including spacious living and dining rooms, and a family room with a wood-burning fireplace. The incredible kitchen features updated cabinets, granite countertops, Viking appliances, Fisher Paykel dishwashers, an island with an eating bar, and a cozy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

Yes

Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Basement Finished, Full

Exterior

Has Basement

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

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