\$865,000 - 4428 19 Avenue Nw, Calgary

MLS® #A2139805

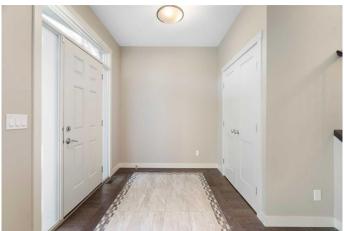
\$865,000

4 Bedroom, 4.00 Bathroom, 1,780 sqft Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Custom, quality built semi-detached, 3+1 Bedroom family home in prime location in sought after Montgomery. Great "curb appeal― with attractive stucco exterior. Almost 2600 Sq Ft of developed open concept living space where form & function meet seamlessly to create a well-designed home for today's urban living. The sunny SW facing great room features a stunning white full-height stone fireplace w/built-in bookcase and provides ample room for furniture arrangement. The Chef inspired kitchen is equipped with a Stainless appliances including a Gas stove, Chimney Style Hood fan, B/I Micro, SxS Fridge, Dishwasher (2023), Full height cabinetry, Granite counters & Island & walk-in pantry with spacious eating area overlooking the backyard. Hidden 2pc powder room. New High-Quality Canadian made Engineered Hardwood Flooring, just installed (June 2024), 9 Ft Ceilings, Air Conditioning. Ascending to the upper level, boasts 3 generous Bedrooms. The Primary suite features a 5pc Ensuite including a soaker tub & shower. 4pc Main Bathroom. Upper level laundry for your added convenience. Large windows permit the abundance of natural light to permeate throughout. Fully Dev Basement by builder with large Family Room & Storage closet, 4th Bedroom, 4pc Bathroom. Radon Mitigation, Sump. Lovely outdoor space including a Deck with Gas Line for BBQ, privately fenced landscaped backyard with grassy area, raspberry bushes & tree, rain







barrel. Double detached, drywalled garage. Gutter Guards installed on all gutters. Sellers (original owners) have carefully and lovingly landscaped with 2 Cedar planter boxes, ready for the new Urban gardener. Non-smoking, non-pet. Walking distance to Bow River, walking & bike paths, Montgomery Bike Pump Track, Terrace Rd School plus just a few mins drive to the Children's & Foothills Hospitals & Market Mall. WinSport & amazing Calgary's Farmer's Market West is a quick drive. Easy commute to downtown and quick access to go to the mountains. Vibrant Montgomery is alive with community spirit. 19th Ave has many beautiful upscale homes and is transitioning with more to come. Pride of ownership is clearly evident in this amazing family home.

Built in 2015

Essential Information

MLS® # A2139805 Price \$865,000 Sold Price \$855,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,780 Acres 0.07

Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 4428 19 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B0R9

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener

Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home,

Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s),

Gas Stove, Range Hood, Refrigerator, Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Great Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2024

Date Sold June 26th, 2024

Days on Market 12

Zoning R-CG HOA Fees 0.00

Listing Details

Listing Office RE/MAX Complete Realty

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