

\$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
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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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