

\$1,034,900 - 244 19 Avenue Ne, Calgary

MLS® #A2139894

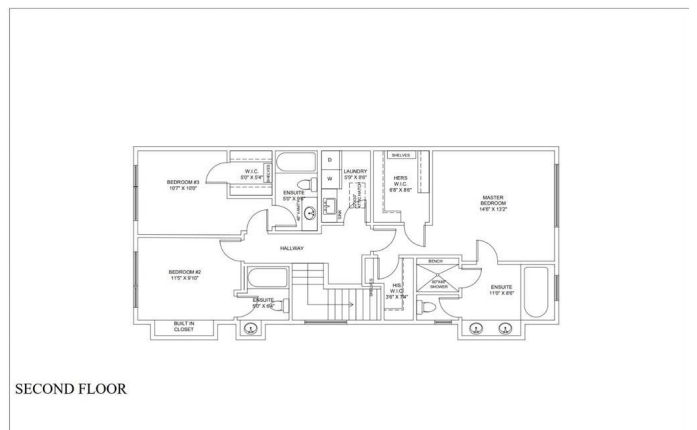
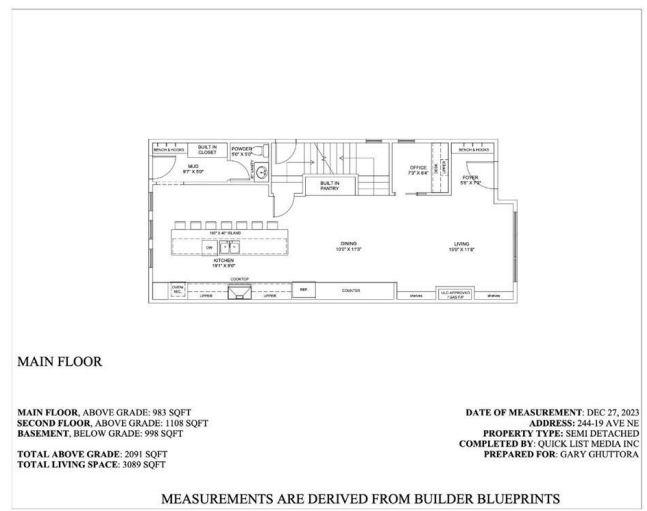
\$1,034,900

5 Bedroom, 5.00 Bathroom, 2,091 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

****ONLY 1 HOME LEFT - NEXT DOOR IS SOLD!**** 5 BEDROOM | 3 ENSUITE BATHROOMS UPSTAIRS | 2 BEDROOM LEGAL SUITE | 25 x 125 LOT | VAULTED CEILING IN PRIMARY BEDROOM | MAIN FLOOR DEN WITH BUILT IN DESK | Welcome to 244 19 AVE N.E that has farmhouse elevation. This home is coming soon to a quiet, mature street in Tuxedo, it is a BRAND-NEW semi-detached infill that will offer exceptional finishes. The central kitchen features ceiling-height custom cabinetry, a modern tile backsplash, a built-in pantry, designer pendant lights, and a massive island with ample bar seating. This property also has a premium stainless steel appliance package! The spacious living room will include a beautiful gas fireplace with a full-height tile surround and built-in shelving and sits next to the 8-ft glass patio doors, nicely combining your indoor/outdoor living spaces. The large dining room offers open and enlarged windows, allowing lots of natural light into the home, and the private home office with a barn door entrance features a built-in desk with upper cabinetry and a window. The front foyer and back mudroom both include built-in benches, and the mudroom has a built-in closet as well as access to the elegant 2-pc powder room. Upstairs, the opulent primary suite includes vaulted ceilings, open and enlarged windows, along with DUAL WALK-IN CLOSETS! The remarkable ensuite is elegantly finished with heated tile floors, quartz



countertops, dual under-mount sinks, a stand-alone soaker tub, and a stunning glass shower with a built-in bench, body jets and steam rough-in. This beautifully designed home in the family-friendly community of Tuxedo Park is a must-see! With 2 additional spacious bedrooms featuring 4 PIECE ENSUITES, and a fully finished basement complete with a legal suite, a rec room, a private mother-in-law suite, and a spacious kitchen that flows into the living room, there is plenty of room for the whole family to spread out and enjoy. The basement can be used as another place to entertain your guests with a full kitchen or it can be used for extra income that helps with your mortgage payments. The basement also includes a separate laundry room and ample storage space. Located within walking distance of Lina's Italian Market, Rosso Coffee, and Peter's Drive-In, and just a quick commute to the downtown core, but most importantly Best of all, this home is located within walking distance of the future Green Line (LRT), this home is perfectly situated for convenience and accessibility. With multiple parks and schools nearby, and easy access to 16th Ave, this inner-city home truly has it all!**Featured photos are from a similar project by the same builder** RMS are taken from builder's plans & subject to change upon completion.

Built in 2024

Essential Information

MLS® #	A2139894
Price	\$1,034,900
Sold Price	\$1,040,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,091
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	244 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1P1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Range Hood
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 10th, 2024
Date Sold August 21st, 2024
Days on Market 72
Zoning RC-2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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