

# \$1,399,999 - 2514 19a Street Sw, Calgary

MLS® #A2154405

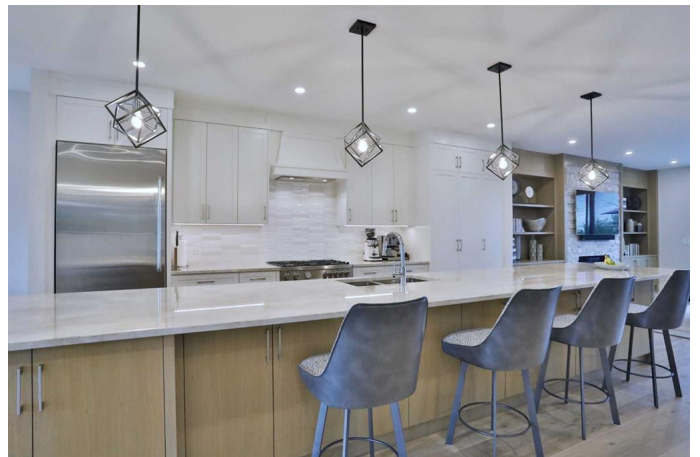
**\$1,399,999**

3 Bedroom, 5.00 Bathroom, 2,839 sqft

Residential on 0.07 Acres

Bankview, Calgary, Alberta

The absolute finest in upscale living in this incredible custom home located on this quiet tree-lined street in Bankview...loaded with all the bells & whistles to make this showpiece residence the home of your dreams! Offering 4 levels of air-conditioned living, this stunning 3-storey semi-detached enjoys wide-plank hardwood floors & flat ceilings, 3 bedrooms & 5 bathrooms, 3 decks, quartz countertops & simply breathtaking views of the surrounding neighbourhood & downtown skyline. Amazing open concept design of the main floor with its expansive windows & exquisite finishing, from the West-facing dining room through to the wonderful living room & out onto the backyard deck. The fully-loaded chef's kitchen is a sight-to-behold...with its massive 18ft long centre island, upgraded quartz countertops, full-height custom cabinetry with soft-close drawers/doors & top-of-the-line stainless steel appliances including Bertazzoni fridge & gas stove/convection oven. A sleek contemporary fireplace & built-in bookcases perfectly complement the gracious living room, & a set of sliding glass doors opens out onto the huge 300+sqft deck. There are 3 fantastic bedrooms & 2 full baths on the 2nd level highlighted by the relaxing owners' retreat with 2 walk-in closets & sensual ensuite with heated floors, quartz-topped double vanities & gigantic walk-in glass shower; & the icing on the cake are the panoramic wide open views of the glittering downtown skyline through the wall-to-wall windows. On the top floor is the



sensational bonus room/home office complete with built-in desks & cabinets, powder room, wet bar & 2 balconies...one facing West & the other facing East; & with a slight modification would be an awesome bedroom for your teenager, in-laws or for 2 of your kids...each with their own study area! The beautifully finished lower level - with infloor heating, has a terrific rec room (or another bedroom with addition of a door) with wet bar, full bath with oversized walk-in shower, large storage room & access into the oversized 2 car garage...with epoxy floors, overhead storage & built-in cabinets/workbench. Additional extras & upgrades include the convenient 2nd floor laundry with LG washer & dryer, motorized blinds & built-in ceiling speakers, Ecobee thermostat, UV-tinted above-grade windows (except dining room), solid core doors, underground sprinklers, acrylic stucco/stone exterior & natural gas BBQ line on the deck. A truly unforgettable home in one of the inner city's most sought-after neighbourhoods, in this prime location only minutes to area schools & parks, Marda Loop shopping, hospitals & the vibrant downtown core.

Built in 2019

### **Essential Information**

MLS® #	A2154405
Price	\$1,399,999
Sold Price	\$1,340,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,839
Acres	0.07
Year Built	2019
Type	Residential

Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

### Community Information

Address	2514 19a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4Z2

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Rear, Oversized

### Interior

Interior Features	Open Floorplan, Bookcases, Built-in Features, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Sump Pump(s), Wet Bar, Walk-In Closet(s)
Appliances	Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Balcony, Private Yard, BBQ gas line
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers, Views
Roof	Membrane
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 3rd, 2024
Date Sold	October 25th, 2024
Days on Market	83
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office            Royal LePage Benchmark

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.