

\$1,289,000 - 3799 19 Street Sw, Calgary

MLS® #A2164676

\$1,289,000

3 Bedroom, 3.00 Bathroom, 2,431 sqft

Residential on 0.10 Acres

Altadore, Calgary, Alberta

**** Offers will be considered from Noon on Sunday Sept 15 and seller's reserve the right to accept an offer prior**** Welcome to this exquisite custom built executive family home in Marda Loop, within 2 blocks of restaurants, shops, parks + great schools. Originally built by David Wilson of Envy Eco, a "GREEN builder", for his own family. The green details include an insulated concrete form construction on all exterior walls from basement to the rafters; which allows for exceptional energy efficiency + a great sound barrier. The home also includes a high efficiency boiler system (with Fancoil and indirect hot water tank.) + the home has been wired with distributed Audio speakers throughout (Russound Multi-zone Amplifier + Volume Control) In floor heating is included in all bathrooms + the basement (excluding wine room). With just over 3000 total sq feet (including basement) this house is an open + bright entertainers dream. On one side of the main floor is the recently renovated Chef's kitchen, including a new Sub Zero fridge + freezer + Fisher + Paykel duel fuel gas stove. Ample storage + great prep room on the new island countertop made of Perla Bianca Quartzite from Brazil + the Maple wood block counter. The kitchen has clear line of site through the dining room, living room, views outside + the large deck with a two way fireplace that extends your deck time through three seasons! Lighting fixtures, including the dynamic one in the dining room have been



upgraded throughout the home. Separated by a cool custom steel staircase with motion detection lighting, on the other side of the main floor is a large family room/office area with soaring ceiling, huge windows + french doors that lead out to your south facing courtyard, (could be an ideal second entrance for a home based business). The size of the rooms are indicative of a larger lot width of 35ft. Upstairs are two secondary bedrooms that share a lovely Jack + Jill bathroom. The primary retreat takes advantage of the downtown views: at night you can see Bankers Hall, the Calgary Tower + the Telus building lit up from your primary bed! The primary bathroom was partially renovated with a new Porcelanosa Vanity, Mirror + glass mosaic tile. There is also a two person shower + Japanese soaking jet tub in which to relax. The basement provides additional space that can easily be used as a playroom, tv room, +/or a dedicated exercise room. Additionally there is a dedicated wine room with storage for over 300 bottles, cedar lined winter closets, + a custom mural. From here you can access additional storage cabinets + an oversized attached double garage. The bonus to this delightful home is the additional detached double car garage that can store your vintage cars, additional toys, or has the possibility to become a back laneway space. New roof on both the house and detached garage in December 2023.

Built in 2004

Essential Information

MLS® #	A2164676
Price	\$1,289,000
Sold Price	\$1,270,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	2,431
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3799 19 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6P9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Steam Room, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound, Wood Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Private, Views

Roof	Flat
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 15th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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