

# \$1,499,900 - 528 19 Avenue Sw, Calgary

MLS® #A2167479

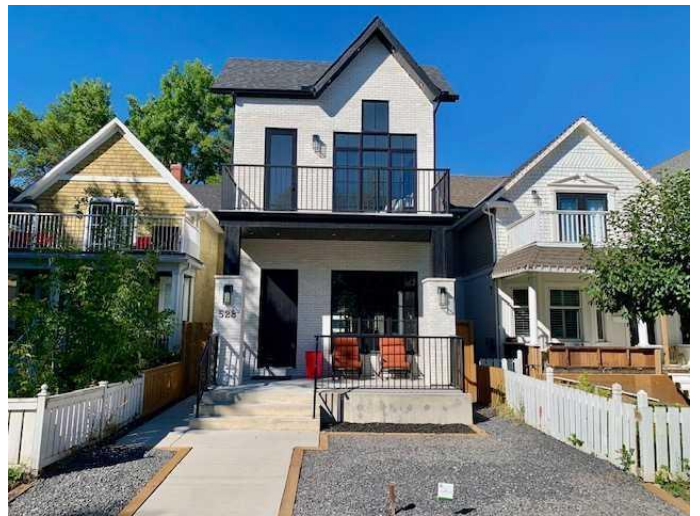
**\$1,499,900**

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Discover sophisticated urban living with this BRAND NEW infill, offering over 2,800 ft<sup>2</sup> of meticulously designed space. Nestled amongst charming turn-of-the-century homes and modern developments, this home boasts an unrivalled location and unparalleled convenience. Upon entering, you are greeted by soaring 11-foot ceilings that enhance the sense of grandeur. The formal dining room flows seamlessly into the open-concept kitchen, a chef's dream equipped with a premium gas stove, built-in appliances, and an impressive quartz island—ideal for hosting gatherings. The living room is a haven of comfort, featuring a fireplace with custom built-ins and direct access to the rear deck. Ascend to the second floor, where 10-foot ceilings create an airy ambiance, and the primary bedroom showcases a stunning vaulted ceiling. Each of the two additional bedrooms includes walk-in closets with built-ins, while the primary suite is a sanctuary of luxury with a 5-piece ensuite featuring a soaker tub, double vanity, and heated floors. The fully finished basement offers a cozy rec room complete with a wet bar and beverage center, a dedicated fitness room, a 4-piece bath, and an additional bedroom. Outdoor living is equally impressive with low-maintenance landscaping in the front, a fully fenced yard, and a double garage with paved alley. This home comes equipped with rough-ins for A/C, in-floor heating, a steam shower, and central vacuum, ensuring comfort



and convenience at every turn. Embrace the blend of historic charm and modern luxury in this exceptional inner-city home.

Built in 2024

**Essential Information**

MLS® #	A2167479
Price	\$1,499,900
Sold Price	\$1,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	528 19 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0E2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

**Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven,

	Dishwasher, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Level, Paved
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	November 16th, 2024
Days on Market	57
Zoning	M-CG d111
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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