

\$1,024,900 - 4429 19 Avenue Nw, Calgary

MLS® #A2169620

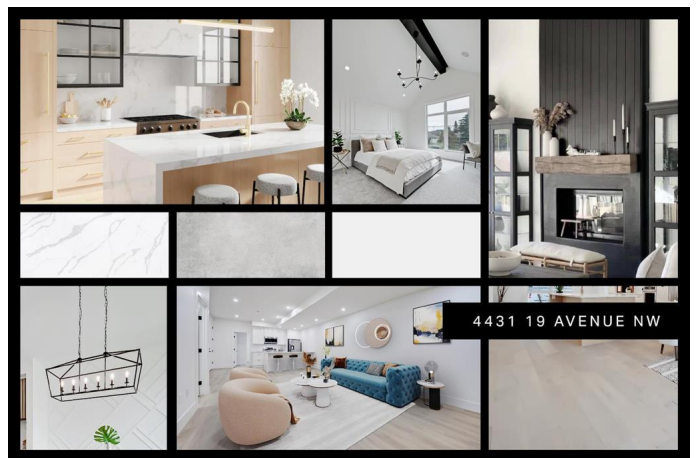
\$1,024,900

5 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This fantastic upcoming SEMI-DETACHED infill in MONTGOMERY has great curb appeal with RED BRICK front & oversized high-end LUX windows - this home will impress you from the outside in, and even includes a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city)! Montgomery is a wonderful inner-city community nestled along the banks of the Bow River. It is ideally located close to both the Foothills and Alberta Children's Hospitals, UoC, SAIT, and offers easy access to downtown and the beautiful Rocky Mountains! You're surrounded by beautiful parks, walking and biking paths, and a diverse and ever-growing business community with local shops and services. The main floor showcases engineered hardwood flooring that begins with a separated foyer area with a coat closet and a bench w/ hooks before stepping into the open concept space, starting with the bright dining room overlooking the front yard through oversized windows. The chef-inspired kitchen sits in the centre of the home, giving your family tons of space, with extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island with quartz countertop and bar seating, and a custom built-in cabinetry with coffee station! Glass sliding doors take you out to the back deck for a wonderful summertime dining experience! Off the living room, a mudroom with tile flooring, a custom built-in bench w/ hooks, and a built-in closet



offer an easy transition outdoors. Rounding off the main level is an elegant 2-piece powder room with a stylish vanity and undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling to create a welcoming atmosphere in this well-designed retreat, complete with a massive walk-in closet and an outstanding 5-pc ensuite with barn door entrance, vaulted ceiling above the freestanding soaker tub, modern vanity with dual sinks, and a fully tiled walk-in shower w/ bench and rain showerhead. Two secondary bedrooms have built-in closets and share access to the main 4-pc modern bathroom, and a large, tiled laundry room features a quartz folding counter. With its own private, secure side entrance, the LEGAL BASEMENT SUITE (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite with contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the open-concept living room and kitchen area with custom full-height cabinetry, quartz countertops, an elegant backsplash, and a central island for even more counter space and storage. There's also a separate laundry, a 4-pc bathroom, and two bedrooms w/ built-in closets. With time to customize the finishings, this could be your dream home in Montgomery! **Home is under construction measurements taken from builder's plans**

Built in 2025

Essential Information

MLS® #	A2169620
Price	\$1,024,900
Sold Price	\$1,027,443
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	4429 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0R8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Brick, Cedar, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	November 14th, 2024
Days on Market	41
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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