

# \$1,999,900 - 2507 19 Street Sw, Calgary

MLS® #A2172278

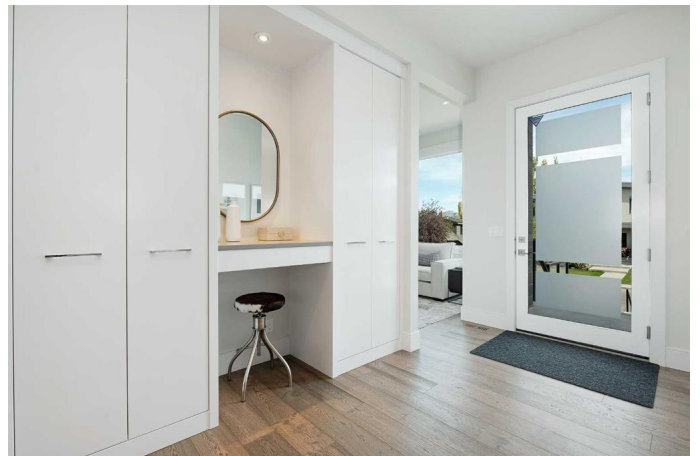
**\$1,999,900**

4 Bedroom, 4.00 Bathroom, 3,609 sqft

Residential on 0.13 Acres

Bankview, Calgary, Alberta

Relish in easy-living elegance in this 3+ 1 bedroom home custom-built by Insignia Homes & exquisitely designed by Paul Lavoie offering over 5100 sq ft of luxurious developed living space plus gorgeous city & downtown views from the main & second levels. The open & airy main level presents wide plank hardwood floors, lofty ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the living room with a floor to ceiling feature fireplace. Just a few steps away, is the dining area with ample space to host a family gathering or dinner party & kitchen that's tastefully finished with a huge island/eating bar, Caesarstone counter tops, wine fridge, plenty of storage space & top-end Miele appliance package. A spacious den/office is tucked away just off the foyer, ideal for those productive work from home days. Completing the main level is a mudroom & 2 piece powder room. The second level hosts a bonus room, 3 generous-sized bedrooms & laundry room with sink & storage. The primary bedroom retreat with access to a private balcony with sweeping city & downtown views also boasts a posh walk-in closet & opulent 6 piece ensuite with dual sinks, heated floor, relaxing freestanding soaker tub & rejuvenating steam shower. Bedrooms 2 & 3 share a Jack & Jill 4 piece bath & wrap around balcony. Basement development unveils polished heated concrete floors throughout plus a family/media room with wet bar and beer fridge – perfect for game or movie



night, fourth bedroom with direct access to a 3 piece bath, exercise room, storage & convenient second mudroom with access to the double attached heated garage. Other notable features include central air conditioning, built-in speakers, business grade wi-fi network throughout & security system. Outside, enjoy the spacious front patio with natural gas fireplace plus the private back yard with sunken patio & another cozy outdoor gas fireplace plus a lovely green space with irrigation system – perfect space for kids to play and adults to chill. This home is ideally located on a tranquil end street close to parks, schools, shopping, public transit & has easy access to 26th Avenue & Crowchild Trail.

Built in 2016

### Essential Information

MLS® #	A2172278
Price	\$1,999,900
Sold Price	\$1,975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,609
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	2507 19 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 4X4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated, Heated Garage

### Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Bar Fridge, Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Outside
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Front Yard, Lawn, Rectangular Lot, Views
Roof	Rubber
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2024
Date Sold	November 6th, 2024
Days on Market	27
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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