

**528 19 Avenue SW  
Calgary, Alberta**

**MLS # A2167479**



**\$1,499,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

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.