

**528 19 Avenue SW
Calgary, Alberta**

MLS # A2167479

\$1,499,900



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	N/A		

Discover sophisticated urban living with this BRAND NEW infill, offering over 2,800 ft² 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.