

**2519 19A Street SW**  
**Calgary, Alberta**

**MLS # A2287801**



**\$1,599,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,246 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None.

Located on a quiet street in sought after Richmond and situated on an extra deep 135' lot allowing extra back yard space, this newly built and beautifully curated 4+1 bedroom residence offers panoramic views and over 4,200 sq ft of exceptional living space. The open, airy main level features hardwood floors, soaring ceilings, and an abundance of natural light. A stylish dining area with a designer fixture provides generous space for hosting, while the tastefully finished kitchen impresses with quartz countertops, a large island/eating bar, extensive storage, and high end appliances. The living room is anchored by a striking feature fireplace and custom built ins. A dedicated den/office is tucked just off the foyer—ideal for working from home. Completing the main level are a 2 piece powder room and a well appointed mudroom with built in bench and storage. The second level hosts three spacious bedrooms, a 5 piece Jack & Jill bath, and a laundry room with sink and ample cabinetry. The expansive primary retreat captures gorgeous views and includes a private balcony, dual walk in closets, and a luxurious 5 piece ensuite with dual sinks, a freestanding soaker tub, and a glass enclosed shower. The third level offers a versatile loft with access to a large west facing deck and a convenient wet bar—perfect for a media room, studio, or additional office space. A generous bedroom with its own 4 piece ensuite is ideal for guests. The fully developed basement is designed for entertaining, featuring a spacious family/media room with wet bar and wine storage. A fifth bedroom, 4 piece bath, and dedicated storage room complete the lower level. Additional highlights include rough in for air conditioning and built in speakers. Outside, enjoy the sunny west facing backyard with a patio and access to the double detached garage. This prime location offers close

proximity to schools, shopping, vibrant Marda Loop, public transit, and effortless access to Crowchild Trail.