



**4130 19 Street SW**  
**Calgary, Alberta**

**MLS # A2211653**



**\$975,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2002 (23 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 Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy bed, Shelves in the basement		

Welcome to this stunning custom-built home located in the highly sought-after neighborhood of Altadore, just steps from the vibrant Marda Loop district, nearby parks, top-rated schools, and only minutes from downtown. Designed with elegance and functionality in mind, the home features a bright open-concept floor plan highlighted by soaring vaulted ceilings, skylights, and an abundance of natural light. The main floor makes an immediate impression with a welcoming family room framed by a large picture window and a dramatic curved staircase with wrought iron spindles. The chef-inspired kitchen is the heart of the home, boasting granite countertops, stainless steel appliances, extensive cabinetry, a spacious center island with breakfast bar seating, and a cozy breakfast nook. It flows seamlessly into the dining area, which features built-in cabinetry and a desk, stylish designer lighting, and direct access to the beautifully landscaped east-facing backyard. The adjoining living room is perfect for entertaining, complete with a gas fireplace, custom built-ins, and oversized windows that frame views of the yard. A two-piece powder room and a convenient mudroom complete the main level. Upstairs, the king-sized primary retreat offers vaulted ceilings, a large walk-in closet, and a fully renovated spa-inspired 5-piece ensuite with dual vanities, a soaking tub, and a walk-in glass shower. Two additional generously sized bedrooms, a newly renovated 4-piece bathroom, and a laundry room with built-in shelving round out the upper level. The fully developed basement is ideal for relaxation and recreation, featuring a large rec room with a built in murphy bed, a second gas fireplace, a fourth bedroom with a walk-in closet, a flexible bonus space perfect for a gym or office, and a 4-piece bathroom. Additional features include a tankless hot water heater for on-demand hot

water, a water softener, and a double detached garage that is drywalled, insulated, and heated. The backyard offers a private oasis with an aggregate concrete patio, a grassy area and a gas bbq hookup—perfect for outdoor living. This beautifully upgraded home combines luxurious finishes, practical design, and an unbeatable location—an ideal choice for those looking to enjoy the best of inner-city living.