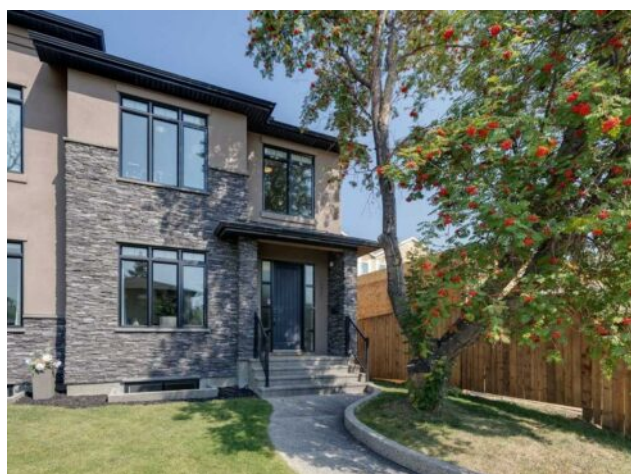


1020 19 Avenue NW
Calgary, Alberta

MLS # A2256598



\$864,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,836 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-in speakers, Hunter Douglas blinds.

Located in the long established community of Mount Pleasant, this 3+1 bedroom home offers over over 2600 sq ft of developed living space! The open & airy main level presents hardwood floors & high ceilings, showcasing the front formal dining room that transitions effortlessly into the kitchen that's tastefully finished with quartz counter tops, large island/eating bar, crisp white cabinets & high-end stainless steel appliance package. The living room is anchored by a striking floor to ceiling feature fireplace & custom built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom boasts a walk-in closet & secluded 5 piece ensuite with large vanity & dual sinks, relaxing soaker tub & separate shower. Basement development includes a large family/media room with wetbar & perfect for game or movie nights. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning, central vacuum system, Hunter Douglas blinds & built-in speakers throughout. Outside, enjoy the beautifully landscaped front garden & private back yard with patio & access to the double detached garage. The location is incredibly convenient, close to picturesque Confederation Park, Mount Pleasant Community Association, trendy Kensington, SAIT, schools, shopping, public transit & effortless access to downtown.