

3922 19 Street SW  
Calgary, Alberta

MLS # A2283591



## \$1,149,900

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,151 sq.ft.	<b>Age:</b>	2010 (16 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>	Corner Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** Not Applicable

\* SEE VIDEO \* Located on a prime corner lot in the heart of Altadore, just steps from schools, parks, shops, caf&eacute;s, and restaurants, this stunning home offers 3,031 sq ft of thoughtfully designed living space with 4 bedrooms plus a loft and 4 bathrooms &mdash; delivering space, convenience, and an unbeatable inner-city lifestyle. The main floor showcases engineered hardwood throughout, featuring a spacious front living room, separate dining area, and a rear family room highlighted by a striking gas fireplace with porcelain tile surround. The high-end kitchen is designed to impress with full-height high-gloss cabinetry with BLUM soft-close hinges and slideouts, quartz countertops, island seating, exceptional storage, and premium appliances including a Bosch wall oven, wall microwave, dishwasher, Samsung touchscreen fridge, and gas range. A custom powder room vanity completes the main level. Upstairs, the primary suite is a true retreat with a luxurious 5-piece ensuite offering in-floor heating, dual sinks, spa tub, separate shower, and water closet. Two additional bedrooms, a 4-piece bathroom, and convenient laundry room complete the second level. The bright and open third-level loft is ideal for a home office, studio, or bonus living space. The fully developed basement features a large rec room, bedroom, and 4-piece bathroom, providing even more versatile living space. Notable upgrades include central air conditioning, aggregate walkways, a double detached garage, and landscaping. Set along charming tree-lined streets with walkable access to Marda Loop and quick proximity to downtown, this exceptional home is a must-see. Book your private showing today!