

# \$1,075,000 - 514 19 Street Nw, Calgary

MLS® #A2213941

**\$1,075,000**

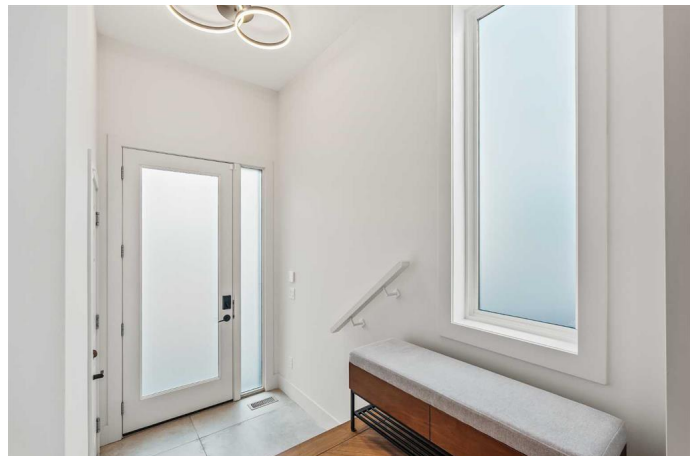
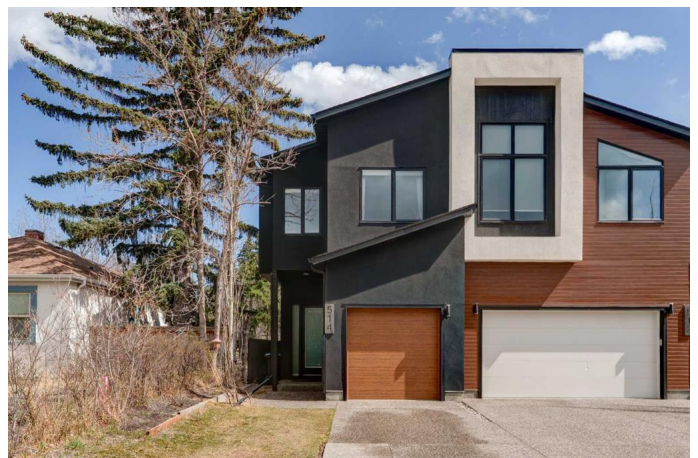
4 Bedroom, 4.00 Bathroom, 1,573 sqft

Residential on 0.05 Acres

West Hillhurst, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday May 3rd from 2pm - 5pm & Sunday May 4th from 12pm - 4pm\*\*\*

Form. Function. Flow. Welcome home to 514 19th Street NW. This 2 storey semi detached custom home features 4 bedrooms, 3.5 bathrooms, and single attached garage. This home was lovingly designed by its original owners to ensure every square foot was maximally utilized. With each space flowing seamlessly into the next, and function at its helm, 514 is truly a peaceful haven. As you enter the home, your eyes are naturally drawn to the rear glass sliding patio doors, which extend the living space into the backyard during the warmer months. Built-in Fisher & Paykel appliances, and thoughtful cabinetry, all add to the everyday ease of being in the gourmet kitchen. The stunning quartzite waterfall island is a natural hub where family and friends will gather, keeping the host central to the party. The herringbone engineered hardwood floors direct you to the living room, where you can relax by the gas fireplace and cozy up with a book (or two). With spring coming into full bloom, lounge in your backyard and enjoy the warmth of the fire at the poured in place, custom concrete gas firetable. This home is drenched in sunlight throughout the day, with the primary bedroom awakened by the sunrise in the east, and the front of the home warmed by the sunset in the west. As you ascend to the upper level, the stairwell is brightened by 1 of 3 skylights. A flex space currently utilized as a playroom



greet you at the top of the stairs, and can easily be transformed into an office, library, or upper family room. Two well sized bedrooms and a four piece bathroom, where the 2nd skylight is located, complete the west end of the second floor. Moving to the rear of this level, you will find the sanctuary of the primary bedroom. Upon entering, the room is flooded with natural light through the large bright windows. The vaulted ceilings provide a sense of spaciousness, while the fireplace adds warmth and intimacy. Subtly tucked behind pocket doors can be found the walk-in closet, stacked washer and dryer, and spa inspired primary ensuite where the 3rd skylight illuminates the space. Luxuriate in baths in the freestanding tub, and wash away the day's stresses in the glass enclosed shower. Continue your evening by heading to the lower level, and enjoy the custom built-in bar. The 4th bedroom, four piece bathroom, lounge area, and utility room complete this floor. This home is fantastically located within West Hillhurst: walk in any direction and within 5 minutes you will find a green space and/or playground, the West Hillhurst Community Association, Bowview Outdoor swimming pool, Queen Elizabeth schools, Made by Marcus, Amato Gelato, and quick access to Memorial Drive, Crowchild Trail, or 16th Avenue to get you anywhere in the city. The 5 and 10 year Alberta New Home Warranty Program are applicable. This home is truly a standout gem that must be seen in person to be fully appreciated.

Built in 2022

### **Essential Information**

MLS® #	A2213941
Price	\$1,075,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,573
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	514 19 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2J1

### Amenities

Parking Spaces	2
Parking	Aggregate, Front Drive, Garage Faces Front, Off Street, Single Garage Attached, 220 Volt Wiring, Shared Driveway
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Living Room, Tile, Bedroom, Free Standing, Insert, Outside

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	11
Zoning	R-C2

### Listing Details

Listing Office	Charles
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