

3812 19 Street SW
Calgary, Alberta

MLS # A2226876

\$838,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1999 (26 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, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, Jetted Tub, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Second fridge, electric stove, rangehood, dishwasher, microwave, washer, dryer.		

This lovely 3+1 bedroom home in sought-after Altadore offers over 2700 sq ft of living space! The main level presents front living & dining rooms that flow into the kitchen that's tastefully finished with granite counter tops, island/eating bar & plenty of storage space. A sunken family room with feature fireplace is open to the kitchen, creating a great space for entertaining family & friends. A 2 piece powder room completes the main level. The second level hosts 3 bedrooms, a 4 piece bath & laundry. The primary bedroom with cozy fireplace & Juliet balcony also boasts plenty of closet space & a secluded 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The second bedroom features a private balcony & walk-in closet. Basement development includes a recreation/media room, kitchenette, fourth bedroom, a 4 piece bath & a convenient second laundry space. The roof on house & garage was replaced in 2019 & hot water take was replaced in 2018. Outside, enjoy the fenced back yard & access to a double detached garage. The location can't be beat – close to scenic River Park, trendy Marda Loop, excellent schools, shopping, public transit & easy access to downtown via 14th Street.