

5109 19 Street SW  
Calgary, Alberta

MLS # A2221795



**\$809,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | North Glenmore Park  |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,808 sq.ft.   | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Garage Faces Rear, Oversized, Rear Drive,  |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Level, Low Maintenance Landscap |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | High Efficiency, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | \$ 338 |
| <b>Basement:</b>   | See Remarks   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board   | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

OPEN HOUSE SUNDAY May 18th 10 AM&ndash;12PM Welcome to The 51st&mdash;a thoughtfully designed, beautifully finished inner-city home where everyday living feels elevated. From the moment you walk in, you&rsquo;ll notice how light fills the space&mdash;large windows and an east-west orientation invite sunshine from morning to evening. The open-concept main floor is perfect for both relaxing and entertaining. Imagine slow weekend mornings at the oversized kitchen island, with coffee in hand and views of the park just across the street. The designer kitchen is equipped with stainless steel appliances, slide-in electric range, sleek backsplash, and plenty of counter space to make cooking a pleasure. The living area flows effortlessly, offering a cozy-yet-modern place to unwind or host friends. A convenient powder room on the main floor adds to the thoughtful layout. Upstairs, you&rsquo;ll find two generous primary suites, each with walk-in closets and beautifully finished ensuites. One features a dual vanity, both offer stone counters and glass-enclosed showers&mdash;a spa-like retreat just steps from your bed. Laundry is located on the upper level, right where you need it. Outdoor living is just as inviting, with a sunny east-facing patio for morning coffee and a west-facing deck to take in evening light&mdash;ideal for barbecues, quiet reading, or catching up with friends as the sun sets. Downstairs, the fully finished lower level includes a third bedroom and a full bath&mdash;perfect for guests, a home office, or a private space for older kids. Direct access from the foyer to the attached garage. Set in one of Calgary&rsquo;s most connected neighborhoods, you&rsquo;re just minutes from the Glenmore Reservoir, Elbow River pathways, shops, cafes, parks, and more. Commuting is easy with quick access to major roads, but

chances are you’ll love staying local. If you’ve been waiting for a home that feels modern yet warm, elevated yet comfortable—This home is ready to welcome you.