

**3812 19 Street SW**  
**Calgary, Alberta**

**MLS # A2226876**



**\$838,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Altadore  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,866 sq.ft.  | <b>Age:</b>   | 1999 (26 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> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

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