



## 827 19 Avenue Calgary Alberta

\$3,133,000

Discover one of Calgary's most unique modern residences. This one-of-a-kind architectural masterpiece in Lower Mount Royal, designed by European architect Thomas Debicki, resides in the heart of Calgary's vibrant entertainment district. Experience breathtaking city skyline views from the top-floor loft and outdoor patio. Spanning nearly 4000 sqft of space, this luxurious 3 Bedroom residence showcases modern design elements that embrace abundant natural light. Floor-to-ceiling commercial grade glass on the north and south facades, coupled with a central 17 ft wide all-glass pyramid roof built by the Muttart Conservatory in Edmonton--the largest residential pyramid in Alberta--floods a 36 foot high central courtyard with natural light and allows for an indoor live Ficus Fig tree spanning 34 feet high, infusing the home with a sense of natural elegance. The house rises 43 feet above grade due to relaxations from adjacent properties, which cannot be duplicated. The expansive open floor plan and soaring high 13-foot ceilings will captivate your senses with openness and spaciousness in all floors while giving a feeling of grandeur and airiness to the interior. An extensive recent renovation, led by Master Craftsman Pawel Lewandowski of Liveable Spaces, features top-of-the-line finishes throughout including high end appliances (SubZero/Viking/Asko), crystal glass white tile, and a breathtaking 17-foot book-matched Statuario marble island. Crossing a glass bridge leads you to the spa-like master retreat, with an open-concept layout, extensive built in cabinetry, walnut display cabinet, 36" gas Fireplace, 10-foot-high closets w/ modular wall units & Servetto pull downs providing 438" of linear hanging space. The Top floor loft has 360-degree windows, sliding glass doors to an outdoor patio and built in bar. An entertainer's haven, this architecturally celebrated abode of...

Laundry room .81 M x .76 M

3pc Bathroom 2.54 M x 1.50 M

4pc Bathroom 3.33 M x 1.50 M

5pc Bathroom 3.45 M x 3.18 M

Other 4.45 M x 3.99 M

Loft 8.43 M x 4.22 M

Other 5.33 M x 3.89 M

Kitchen 5.23 M x 3.76 M

Living room 7.34 M x 4.90 M

Family room 4.60 M x 4.29 M

Foyer 1.96 M x 1.70 M

Other 7.32 M x 6.63 M

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Listing Presented By:



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See

### Mirror

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Other 4.27 M x 1.22 M

Laundry room 2.59 M x 1.75 M

Furnace 2.64 M x 2.34 M

Dining room 4.22 M x 4.11 M

2pc Bathroom 1.91 M x 1.65 M

Other 2.13 M x 2.13 M

Primary Bedroom 5.33 M x 4.14 M