



## 2306 19 Street Calgary Alberta

\$699,900

Be among the first to own this extensively renovated 5-bedroom, 4-bathroom, two-storey estate in the inner-city community of Vista Heights. This home exemplifies contemporary elegance with over \$150,000 in renovations. Inside, luxury and comfort seamlessly blend together. The main living areas feature a stylish, open layout perfect for entertaining, with LVP floors adding warmth to the clean, minimalist design. Just off the entryway, a versatile open space can serve as your dining room, a family room, or a rec area. The attached garage includes a designated mud area with custom built-in closets and a bench for added convenience. The gourmet kitchen boasts upgraded, full-height cabinets, quartz countertops, and sleek black subway tile backsplashes. A generous eat-up island overlooks the living room, where statement pendant lights enhance the upscale atmosphere. Upgraded appliances include a French door refrigerator, electric stove, built-in dishwasher, and a microwave nook. The living room welcomes you with a bright, open space featuring a traditional wood-burning fireplace set within an eye-catching MDF feature wall, ideal for a wall-mounted TV. A patio door floods the room with natural light and offers easy access to the large backyard. A unique aspect of this home is the main floor bedroom, complete with a closet and a 3-piece ensuite featuring a custom shower. This level also includes a stacked washer/dryer conveniently hidden behind a barn door. Upstairs, the primary bedroom serves as a tranquil retreat, spacious enough for a king-size bed, and equipped with a custom his-and-hers closet system and an upgraded 3-piece ensuite. The upper level also includes two large bedrooms with custom closets and a shared 4-piece bathroom, featuring stunning tile work in dark tones, a dual vanity, and a tub, creating a spa-like ambiance. The basement offers a beautifully finis...

Recreational, Games room 18.92 Ft x 13.08 Ft

Bedroom 10.25 Ft x 9.67 Ft

Other 14.42 Ft x 10.25 Ft

3pc Bathroom 6.67 Ft x 5.75 Ft

Storage 7.67 Ft x 6.33 Ft

Furnace 13.58 Ft x 13.33 Ft

Other 11.92 Ft x 9.33 Ft

Bedroom 11.92 Ft x 8.83 Ft

3pc Bathroom 6.50 Ft x 5.83 Ft

Primary Bedroom 14.42 Ft x 12.08 Ft

5pc Bathroom 7.75 Ft x 6.83 Ft

Bedroom 11.33 Ft x 10.08 Ft

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Kitchen	12.08 Ft x 11.67 Ft	Bedroom	13.00 Ft x 10.08 Ft
Dining room	13.92 Ft x 11.25 Ft	4pc Bathroom	11.08 Ft x 4.92 Ft
Living room	15.58 Ft x 12.58 Ft		