



4711 19 Avenue Calgary Alberta

\$1,045,000

This BRAND NEW, MOVE-IN READY infill in MONTGOMERY checks all the boxes for stylish, functional inner-city living—with the added bonus of a fully private 1-BED WALKOUT SUITE (approved with permits and subject to final inspection). Whether you're looking for extra income, space for guests, or a little more flexibility in your day-to-day, this one delivers. Step inside to a bright, welcoming foyer with a full coat closet—simple, clean, and easy to come home to. At the front of the home, the dining area offers space for a full-size table and flows naturally into the heart of the home: the kitchen. The kitchen brings a timeless feel with classic SHAKER-STYLE CABINETS, a custom-built hood fan with oak accents, glass display shelves with LED lighting, and a quartz-topped island with waterfall edges. You'll also find an upgraded KITCHENAID APPLIANCE PACKAGE, including a gas range with pot filler and a large KitchenAid French door fridge. There's also a convenient coffee or beverage station, complete with room for a beverage fridge. The living room is warm and elevated, featuring an INSET GAS FIREPLACE with full-height tile surround and built-in display shelving with closed cabinetry for extra storage. Natural light pours in through large rear sliders, leading out to the sunny SOUTHWEST-facing back deck with privacy screens already installed. Off the rear entry, the mudroom includes built-in shelving, a bench, and cubbies, with access to the powder room—private, polished, and finished with a skirted quartz counter and decorative framed mirror. Upstairs, the primary suite is a calm retreat with a tray ceiling, spacious walk-in closet, and a stunning ensuite that includes a freestanding soaker tub, walk-in shower with DUAL RAIN HEADS, and double vanity. Two more bedrooms, a full bath with attractive STACKED HORIZONTAL TILE, and a laundry room with designer tile flooring ...

4pc Bathroom 9.08 Ft x 4.92 Ft

5pc Bathroom 8.42 Ft x 19.83 Ft

Bedroom 9.00 Ft x 9.67 Ft

Bedroom 10.92 Ft x 10.75 Ft

Laundry room 9.08 Ft x 5.67 Ft

Primary Bedroom 13.17 Ft x 19.17 Ft

Recreational, Games room 13.42 Ft x 11.58 Ft

Furnace 6.58 Ft x 12.92 Ft

Other 6.58 Ft x 4.50 Ft

Kitchen 15.17 Ft x 11.75 Ft

2pc Bathroom 5.58 Ft x 5.25 Ft

Dining room 12.08 Ft x 11.00 Ft

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Listing Presented By:



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Other	9.17 Ft x 5.92 Ft	Foyer	8.00 Ft x 10.00 Ft
4pc Bathroom	5.00 Ft x 8.25 Ft	Kitchen	15.42 Ft x 19.25 Ft
Bedroom	12.08 Ft x 11.17 Ft	Living room	20.08 Ft x 14.25 Ft
Other	5.25 Ft x 15.08 Ft		