



4711 19 Avenue Calgary Alberta

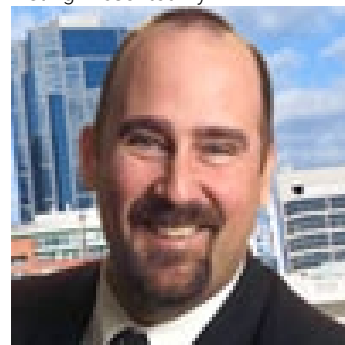
\$984,999

ONLY ONE SIDE LEFT! Introducing this brand new, move-in ready infill in MONTGOMERY -- a polished, well-executed home that delivers on both style and function. The addition of a LEGAL 1-BEDROOM WALKOUT SUITE (permit-approved) provides an exceptional opportunity for rental income, multigenerational living, or flexible guest accommodations. The main floor opens to a bright, well-appointed foyer with a full coat closet -- an understated but practical welcome. The dining area at the front of the home comfortably accommodates a full-size table and connects seamlessly to the kitchen, which is designed with both aesthetics and usability in mind. SHAKER-STYLE CABINETS, a custom-built hood fan with oak accents, glass display shelving with LED lighting, and a quartz island with waterfall edges create a refined, cohesive space. The KITCHENAID APPLIANCE PACKAGE includes a gas range with pot filler and a French door refrigerator, while a dedicated coffee and beverage station -- with room for a beverage fridge -- adds a thoughtful finishing touch. The living room is anchored by an INSET GAS FIREPLACE with full-height tile surround and integrated display shelving with closed cabinetry below. SOUTHWEST-facing rear sliders bring in generous natural light and open to a private back deck with privacy screens already in place. The rear mudroom is both functional and well-finished, offering built-in shelving, a bench, and cubbies, alongside a powder room appointed with a skirted quartz counter and decorative framed mirror. The upper level is led by a primary suite featuring a tray ceiling, a generous walk-in closet, and a spa-caliber ensuite complete with a freestanding soaker tub, walk-in shower with DUAL RAIN HEADS, and a double vanity. Two additional bedrooms, a full bathroom with STACKED HORIZONTAL TILE, and a dedicated laundry room with designer tile flooring round out the floor. The l...

Bedroom 9.67 Ft x 9.00 Ft
Bedroom 10.75 Ft x 10.92 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft
Laundry room 5.67 Ft x 9.08 Ft
Other 5.92 Ft x 9.17 Ft
Primary Bedroom 19.17 Ft x 13.17 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft
Furnace 12.92 Ft x 6.58 Ft
Bedroom 11.17 Ft x 12.08 Ft
Other 4.50 Ft x 6.58 Ft
Other 10.00 Ft x 8.00 Ft
Dining room 11.00 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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5pc Bathroom	19.83 Ft x 8.42 Ft	Kitchen	19.25 Ft x 15.42 Ft
Other	15.08 Ft x 5.25 Ft	2pc Bathroom	5.25 Ft x 5.58 Ft
Kitchen	11.75 Ft x 15.17 Ft	Living room	14.25 Ft x 20.08 Ft
Recreational, Games room	11.58 Ft x 13.42 Ft		