

# \$1,359,000 - 615 19 Avenue Nw, Calgary

MLS® #A2198795

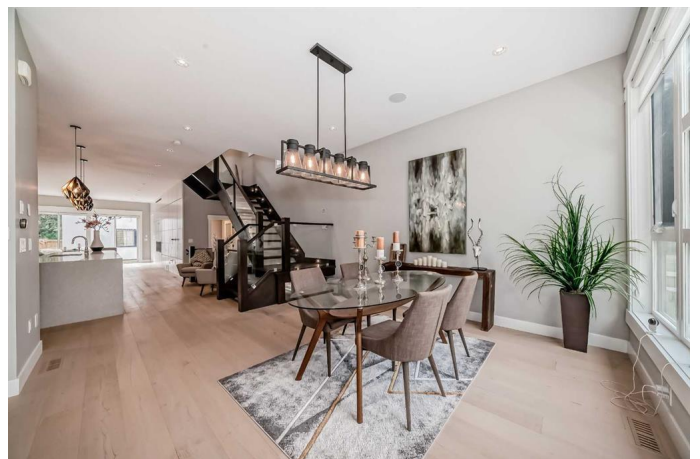
**\$1,359,000**

4 Bedroom, 4.00 Bathroom, 2,452 sqft

Residential on 0.08 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning 30' frontage custom home in Mount Pleasant. This luxury 3100sf living space was designed by Phase One Design and interior design completed by Paul Lavoie Group . Tastefully finished to very stylish high-end Fisher & Paykel build-in appliances. Welcome your guests with a build-in bench & closet in foyer. Oversized dinning room with a large window almost the same size of the wall. L-shape kitchen finished with custom maple cabinet all the way to ceiling. Oversized island with Waterfall countertop. Build-in feature wall with a high end remote controlled linear fireplace and dynamic venting in living room. One of kind mud room that is bigger than a standard walk-in closet. Powder room features a flowing vanity with wall mount faucet. Open riser solid oak stairs with led step lighting. Bonus room on upper floor with nature light from window and skylight. Designer walk-in closet LED. Ensuite features steam custom shower, tile to ceiling with in-floor heating. Large laundry room finished with ceiling height cabinets and sink. Custom bar, entertainment build-in and flowing bottle design in wine cellar with led ambient lighting. Basement rough-in with in-floor heating. Two stage furnace with AC rough-in. 8 zone, 16 speakers and security system installed. Exposed concrete patio leading to garage. Exterior finished with aluminum siding, brick veneer & two tone stucco.



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198795    |
| Price          | \$1,359,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,452       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 615 19 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0Y9          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Walk-In Closet(s)                                                                                           |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Washer |
| Heating           | Fireplace(s), Forced Air                                                                                                            |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | BBQ gas line       |
| Lot Description   | Rectangular Lot    |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 54              |
| Zoning         | R-CG            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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