

4711 19 Avenue NW  
Calgary, Alberta

MLS # A2295021



**\$999,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Recessed Lighting, Sump Pump(s)		

**Inclusions:** Gas Range, Refrigerator/Freezer, Dishwasher, Microwave

\*\*\* OPEN HOUSE Saturday April 11 from 1 - 4 pm \*\*\* Introducing this brand new, move-in ready infill in MONTGOMERY &mdash; a polished, well-executed home that delivers on both style and function. The addition of a fully private 1-BEDROOM WALKOUT LEGAL 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 &mdash; 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 &mdash; with room for a beverage fridge &mdash; 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-calibre 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 lower WALKOUT SUITE is bright, independently accessed, and finished to a consistently high standard. The living area features a BUILT-IN FLOATING MEDIA CENTRE, while the full kitchen mirrors the quality of the main floor with warm oak flat-panel cabinetry and quartz countertops. A spacious bedroom with walk-in closet, full bathroom, and stacked laundry complete the suite &mdash; fully self-contained and ready for immediate use. Situated just off Home Road, Montgomery offers straightforward access to 16th Ave and Memorial Drive while maintaining proximity to some of Calgary's best green space. Shouldice Park, Bowmont Park, and the Bow River Pathway system are within walking distance, supporting an active, outdoor lifestyle year-round. Montalcino Ristorante, NOtable, and a strong selection of local caf&eacute;s and dining options are close by, with Market Mall, the University of Calgary, and Foothills Hospital all conveniently nearby &mdash; making this one of the city's most well-positioned inner-city communities. Contact us to view!