

# \$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	50
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.