

# \$1,198,000 - 2526 19a Street Sw, Calgary

MLS® #A2208959

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

Bankview, Calgary, Alberta

Nestled on a serene, tree-lined street in Bankview, this nearly 3,000 ft<sup>2</sup> masterpiece offers unmatched craftsmanship and stands out among today's new builds.

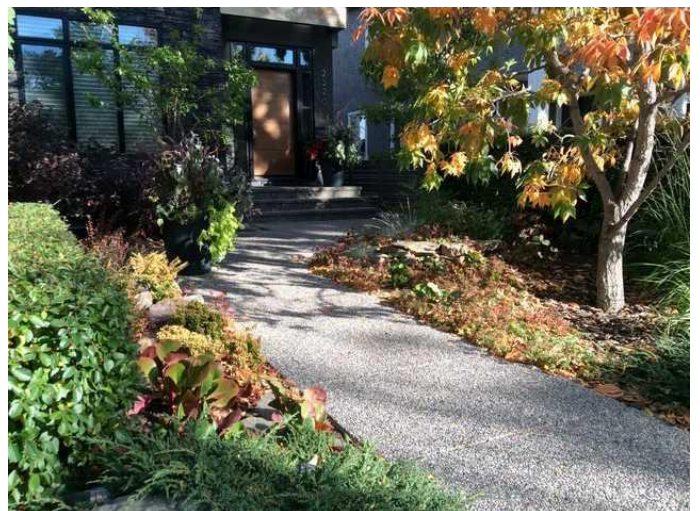
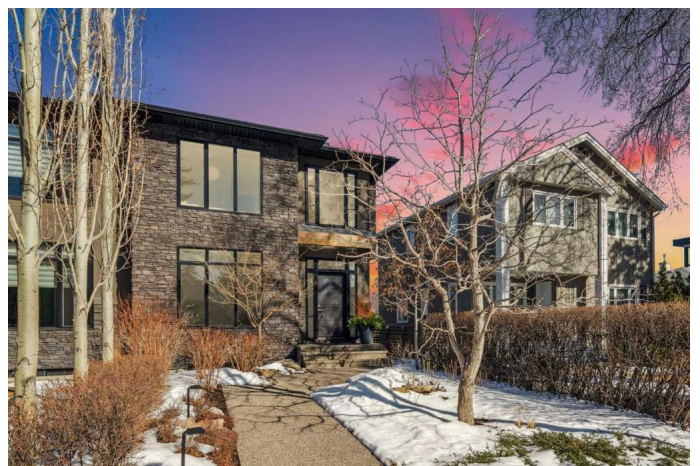
Constructed in 2013 and METICULOUSLY MAINTAINED, it shows BETTER THAN NEW—boasting premium materials and thoughtful upgrades rarely found in modern developments.

Set on an exclusive, one-block-long street, this home delivers an exceptional blend of privacy, elegance, and urban convenience—just minutes from downtown and Marda Loop's vibrant shops and caf  s.

Inside, you'll find maple hardwood floors, motorized Hunter Douglas blinds, and custom two-toned cabinetry by Legacy Kitchens. The sunlit front sitting room features EXPANSIVE WEST-FACING WINDOWS that flood the space with natural light. The chef-inspired kitchen impresses with a quartz waterfall island, pantry with pull-outs, and high-end Wolf and KitchenAid appliances including a steam assist convection oven.

At the rear of the home, the great room offers a cozy retreat with custom built-ins, a gas fireplace, and large east-facing windows overlooking the PRIVATE BACKYARD.

Upstairs, the primary suite is a peaceful sanctuary—featuring a double walk-through BEECH WOOD CLOSET, floating vanity, heated floors, soaker tub, and spa-inspired STEAM SHOWER. Two additional bedrooms, a 4-piece bathroom, and a full laundry room



with sink complete the upper level.

The lower level is designed for entertainment and relaxation, with heated floors, a temperature-controlled wine room, wet bar, 7.1 surround sound theatre, and a versatile 4th bedroom with walk-in closet. A tidy mechanical room and an additional 4-piece bath complete the space.

Outside, enjoy a beautifully landscaped backyard with a lower deck and patio—perfect for entertaining or unwinding. The double garage, insulated and drywalled, includes 10' CEILINGS and an 8' door, offering ample storage and convenience.

Built with enduring quality in mind, this home surpasses the fit and finish of most new builds, offering a refined, better-than-new feel. With quick access to downtown, a nearby off-leash dog park, and the boutiques and dining of Marda Loop, this is a rare opportunity to own on one of Bankview's most sought-after streets. Schedule your private showing today.

Built in 2013

## Essential Information

MLS® #	A2208959
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2526 19a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4Z2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Other, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R-CG

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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