

**4340 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2226606**



**\$844,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Paved, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Garden Shed, Bookshelves in children's rooms

\*\*\*OPEN HOUSE JUNE 22ND 1-3 PM\*\*\* Welcome to 4340 19 Ave NW in the centrally located community of Montgomery. This beautifully designed 4-bedroom, 3.5-bathroom home features many upgrades throughout including Central Air Conditioning and 9-foot ceilings. Upon entering the home you're greeted by a cozy living area flanked by the central staircase and stunning maple engineered hardwood that lead you into a beautifully designed kitchen. With high end appliances, quartz countertops, large white cabinets and soft close drawers this kitchen is a dream. Open to the dining area which is flanked by a built-in desk area for those work from home days or homework nights. A generous mudroom at the back entryway provides plenty of room to store all your items. Moving upstairs, your new primary bedroom features a gorgeous 5pc ensuite leading to an expansive walk-in closet. The laundry room located upstairs for convenience is accompanied by two more bedrooms and a 4 pc bathroom which complete this well laid out second floor. The spacious basement layout opens to a large rec room with plenty of space for all your needs. Currently set up as a home gym, the possibilities are endless with space for a big couch and entertaining area, and a play area for the kids. The 4th bedroom and another 4pc bathroom provides a retreat for guests or an older child. The private east facing backyard features a large functional deck and well landscaped green space leading to your double detached garage. Only steps from the Bow River, with easy access to the Trans Canada, Stoney Trail, The Bowness neighborhood amenities and the trendy University District, this location is fantastic for getting outside and enjoying everything Calgary has to offer. Don't miss out on this incredible opportunity! Note: Hot water tank replaced in 2022. AC

unit is serviced annually.