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2530 19A Street SW Calgary, Alberta

MLS # A2352380

$2,399,500

Division:	Bankview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,181 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	SR
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Wet Bar

Inclusions: N/A

An architectural statement of French-inspired elegance, this distinguished residence pairs a commanding façade with soaring arched windows and four beautifully appointed levels. An integrated ELEVATOR connects every finished floor, bringing effortless accessibility to a home designed for sophisticated entertaining and exceptional living. The grand foyer welcomes with double-height ceilings and expansive glazing, creating a dramatic sense of scale and light. An elevated formal dining area offers an intimate setting for memorable evenings. Beyond, the kitchen centres around an elongated island, with custom cabinetry and generous preparation and gathering spaces. A butler’s pantry off the kitchen offers additional cabinetry, a dedicated coffee station, and a microwave, keeping everyday essentials discreetly organized. In the living room, wood ceiling beams introduce natural warmth, while a curved, French-inspired gas fireplace creates an elegant focal point, complemented by custom built-ins. Double glass doors open onto the rear deck, where downtown skyline views provide a striking backdrop for outdoor dining and entertaining. An arched doorway leads to a mudroom custom storage + a dog wash. Positioned between the kitchen and mudroom, the ELEVATOR is concealed behind a seamless French-panelled door, blending almost invisibly into the surrounding millwork. On the second level, a loft and library/office space offer an elegant setting for reading, work, or quiet reflection. Architectural metal railings frame views of the grand foyer below, complementing the home’s French-inspired character. Two bedrooms each enjoy a private ensuite and dedicated closet space for family or guests. A full laundry room with a sink and built-in storage completes this level. Occupying the entire third floor, the primary retreat offers

exceptional privacy. The generously proportioned bedroom opens onto a private balcony with unobstructed downtown views, perfect for morning coffee or evenings overlooking the illuminated skyline. A dedicated makeup desk in this area benefits from abundant natural light. The spa-inspired ensuite features heated floors, sculptural freestanding tub, glass shower with roughed in, and dual vanities. A walk-in closet with tailored built-ins + integrated LED lighting creates a boutique dressing-room experience. The lower level is devoted to leisure and hospitality. A glass-enclosed fitness room provides a dedicated wellness space, while the expansive recreation room + wet bar invite evening cocktails, films, and relaxed entertaining. A fourth bedroom and full bathroom accommodate overnight guests. Set within an established inner-city neighbourhood, the residence places Calgary’s urban lifestyle within easy reach. Green spaces & recreation complement access to the restaurants, boutiques, & cafés of 17th Avenue, with schools and downtown close at hand. Bringing together distinctive architecture, an entirely private primary floor, and elevator access throughout,

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