

# \$844,000 - 4340 19 Avenue Nw, Calgary

MLS® #A2226606

**\$844,000**

4 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

**\*\*\*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 youâ€™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.

Built in 2014

### Essential Information

MLS® #	A2226606
Price	\$844,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,867
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4340 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0R7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Private, Paved
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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