

1826 19 Avenue NW
Calgary, Alberta

MLS # A2176586



\$1,124,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,001 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

You'll absolutely love your new MOVE-IN READY DETACHED INFILL in a prime location in CAPITOL HILL! The highly desirable location is only improved upon by this home's fantastic layout, upscale finishings, and the modern 2-BED LEGAL BASEMENT SUITE! Teachers and students have been calling Capitol Hill home for a long time, as SAIT is only a 15-min walk away, and the University is a breezy 10-min commute. Professionals have also called the neighbourhood home with the 12-min commute to the Core! Sticking close to home for outdoor activities is also easy, with Confederation Park and Riley Park a short bike ride away. Enjoy Calgary favourites close by like Peter's Drive-In, Boogies Burgers, Loco Lou's, and Jimmy's for the city's best shawarma! And don't worry about amenities and shopping – North Hill Centre and Kensington are down the road. Your home's curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into an open foyer with a built-in bench and closet, with direct access to the front dining room w/ an eye-catching feature wall and designer chandelier. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious kitchen, featuring undercabinet LED lighting, designer pendant lights, ceiling-height custom cabinetry, a designer tile backsplash, an oversized central island with an endless quartz countertop, a dual basin undermount sink, tons of lower drawers, and lovely wood-accent throughout! An additional coffee bar or entertaining station sits across the kitchen with room for a wine fridge with more cabinetry and a quartz counter. The family room enjoys an inset gas fireplace with brick surround and an upper mantel with a wood slat wall, built-in millwork with open display shelving and cabinetry for storage, and

direct access to the back deck through large sliding glass doors. A rear mudroom with a built-in closet and bench also takes you outside to the double detached garage, while an elegant powder room finishes off the main floor. Upstairs, you'll find two secondary bedrooms, each with a walk-in closet, a main 4-pc bath with modern tiling, and a nice laundry room with upper cabinets, quartz counter, and laundry sink. The upscale primary suite features a vaulted ceiling with feature wall, a massive walk-in closet w/ built-in shelving, and an incredible 5-pc ensuite w/ a freestanding soaker tub, fully tiled stand-up shower with a bench, dual vanity w/ quartz counter and LED lighting, and heated tile floors. With a private entrance, separate laundry, built-in media centre in the living room, modern 4-pc bath, and two bedrooms, the legal basement suite only adds to this incredible home's appeal! This space is also beautifully finished, w/ a modern kitchen that enjoys upper and lower cabinetry, a full-height tile backsplash, a quartz counter, and matte black finishings. This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!