

# \$1,049,300 - 1635 19 Avenue Nw, Calgary

MLS® #A2213172

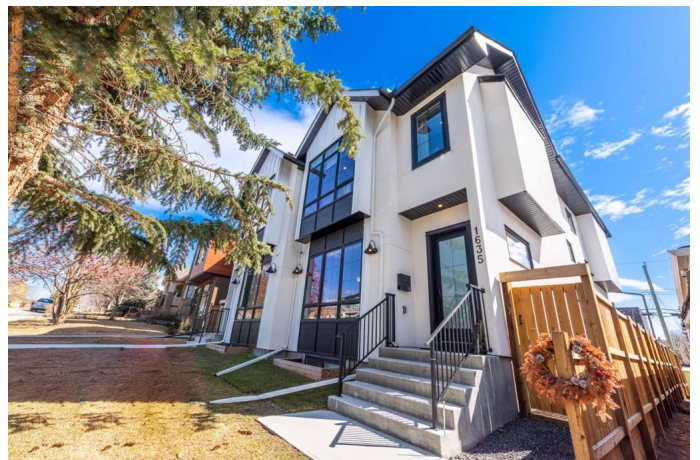
**\$1,049,300**

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Fully Upgraded, Semi-Detached INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, around 2900 sq ft total covering area is unlike anything else you will see! Entering you will be greeted with a large foyer, open concept main floor with 10 FEET CEILINGS, Large formal DINING area with decorative FEATURE WALL, spacious kitchen match the ceiling height cabinets with 14"™ huge island, quartz counter tops and KITCHEN AID stainless steel appliances packages. The bright and spacious living room with FIREPLACE acts as a welcoming hub, with direct access to the back patio. The rear mudroom features built-in lockers and a bench, keeping everyone organized as they head in and out of the house. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the en suite features a barn door entrance, heated floors, a free standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full bathroom, a full laundry room. The BASEMENT with 10 FEET CEILING is where the fun is at featuring a huge rec room which includes a wet bar. The basement with 10 Feet ceiling also has a spacious bedroom with a walk in closet, a full bathroom, a built in closet, storage space . ALSO comes with double detached garage. Few minutes to downtown, schools, Calgary University and shopping.



Built in 2023

## Essential Information

MLS® #	A2213172
Price	\$1,049,300
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1635 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1B2

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), 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, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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