



THE
A-TEAM

**RE/MAX
FIRST**

1533 19 Avenue, Calgary T2M1A9

MLS® #: **A2114696**

Area: **Capitol Hill**

Listing Date: **03/15/24**

List Price: **\$928,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,132**
Low Sqft:
Ttl Sqft: **2,132**

DOM

65
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Landscaped,Street Lighting,Paved,Rectangular Lot
Double Garage Detached,Permit Required**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring:
Carpet,Ceramic Tile,Hardwood,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,French Door,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Upper	12`6" x 8`2"	3pc Ensuite bath	Upper	8`7" x 4`10"
Bedroom	Lower	11`4" x 10`1"	Living Room	Main	18`0" x 15`0"
Dining Room	Main	14`6" x 10`10"	Kitchen	Main	12`1" x 10`4"
Entrance	Main	9`7" x 7`0"	Breakfast Nook	Main	9`9" x 8`7"
Mud Room	Main	6`0" x 4`3"	2pc Bathroom	Main	5`4" x 4`9"
3pc Bathroom	Lower	12`3" x 3`10"	Bedroom - Primary	Upper	17`7" x 13`10"
Bedroom	Upper	15`0" x 10`5"	Loft	Upper	9`7" x 9`0"
Bonus Room	Upper	10`10" x 10`8"	Family Room	Basement	17`2" x 17`1"
Game Room	Lower	19`5" x 16`7"	Storage	Basement	17`10" x 8`0"
Laundry	Basement	11`4" x 8`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2864AF**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to the family friendly neighborhood of Capitol Hill. This charming 2 storey home offer wide open plan with grand circular staircase open to all floors, hardwood floor and tile throughout the main floor. Amazing Kitchen & island, breakfast nook, High end appliances. Formal dining room with 3 way fireplace separated the very spacious living room. Upper floor boasts a loft/office and bonus room. Master bedroom with 5 pcs ensuite and walk-in closet. Another bedroom with ensuite, walk-in closet and double door to balcony. Basement is fully developed with laundry room, bedroom, game room, family room with fireplace. Total over 3200 sq. ft developed living space. Soffits, Eavestrough, Downspouts replaced in 2020. Poly B plumbing replaced in 2021. 2 newer furnaces (installed 2023), 2 water heaters. Front Porch, sunny south deck, double garage & RV parking. Close to transit, playground, with all amenities close by. This is the family home you have been waiting for. Don't miss out. Call your favourite REALTOR to book your private tour.**

Inclusions: **None**
 Property Listed By: **Skyrock**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









