



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1818 19 Avenue, Calgary T2M 1B5**

MLS®#: **A2117054**

Area: **Capitol Hill**

Listing Date: **03/22/24**

List Price: **\$1,034,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Rectangular Lot  
Double Garage Detached**

Finished Floor Area

Abv Sqft:

**1,996**

Low Sqft:

Ttl Sqft:

**1,996**

DOM

**58**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**ENERGY STAR Qualified Equipment**

Sewer:

Ext Feat:

**Private Entrance,Private Yard**

Construction:

**Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Range,Refrigerator**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room

**Living Room**

**Den**

**Bedroom - Primary**

**Bedroom**

**4pc Ensuite bath**

**Bedroom**

**Game Room**

Level

**Main**

**Main**

**Upper**

**Upper**

**Upper**

**Basement**

**Basement**

Dimensions

**13`3" x 14`0"**

**6`4" x 5`6"**

**13`3" x 14`6"**

**9`10" x 11`0"**

**11`0" x 12`9"**

**19`1" x 13`0"**

Room

**Kitchen**

**2pc Bathroom**

**5pc Ensuite bath**

**Bedroom**

**3pc Ensuite bath**

**Exercise Room**

**3pc Bathroom**

Level

**Main**

**Main**

**Upper**

**Upper**

**Upper**

**Basement**

**Basement**

Dimensions

**13`3" x 15`8"**

**9`11" x 11`0"**

**9`2" x 10`0"**

Legal/Tax/Financial

Title:

Zoning:

Fee Simple  
Legal Desc:

TBV

RC-2

Remarks

Pub Rmks: **\*\*READY FOR JUNE 2024 POSSESSION\*\* 4 BEDROOMS | 4.5 BATHROOMS | 3 ENSUITE BATHROOM UPSTAIRS | DEN ON THE MAIN LEVEL | GYM IN THE BASEMENT | WET BAR | BOTH SIDES ARE AVAILABLE (DIFFERENT COLOR THEMES) |** Welcome to a residence that redefines luxury living - a stunning brand-new semi-detached two-storey home in the coveted Capitol Hill neighborhood of Calgary. A masterpiece of design, this home exudes elegance and comfort with luxury upgrades throughout, offering a lifestyle of unparalleled refinement. As you step through the front door, the main floor unfolds into a seamless blend of living, kitchen, and den spaces. Hardwood flooring graces every inch of the expansive main level, complemented by lofty 10-foot ceilings that create an atmosphere of grandeur and sophistication. The kitchen is a chef's dream, complete with high-end appliances, a built-in pantry, and a stylish kitchen island - the perfect setting for culinary creativity. The den, featuring a built-in desk, offers a versatile space that can be transformed into a home office or a cozy reading nook. Venture upstairs to the private sanctuary of three bedrooms, each accompanied by its own ensuite for the utmost convenience and comfort. The master bedroom is a true retreat, boasting a 5-piece ensuite with a stand-alone tub, a tiled shower, and a double vanity. The luxury is elevated further with the inclusion of a roughed-in steam shower - envision the soothing experience awaiting you. **HARDWOOD FLOORING THROUGHOUT UPSTAIRS!!** Adding to the convenience, the laundry facilities are thoughtfully located on the upper level, complete with a sink for added functionality. The fully finished basement extends the living space, featuring a recreational room, a gym for fitness enthusiasts, an additional bedroom, a wet bar for entertaining, and a modern 3-piece bathroom with a standing shower. Embrace outdoor living with the double detached garage and a welcoming deck in the fully landscaped and fenced backyard. The discerning buyer has the exciting opportunity to personalize this exquisite home by choosing their preferred finishings, ensuring a space that perfectly aligns with their individual style. But the luxuries don't end there - this home is equipped with thoughtful extras. Imagine the comfort of roughed-in air conditioning during hot summer days, heated floors in the basement for added warmth, and the convenience of integrated speakers and an alarm system. Immerse yourself in the epitome of contemporary luxury in the heart of Capitol Hill. This meticulously crafted residence is not just a home; it's an invitation to a lifestyle defined by sophistication, comfort, and thoughtful design. Don't miss the chance to make this exceptional residence your own, where every detail has been carefully considered to create a home that not only meets but exceeds expectations. **ALMOST READY FOR POSSESSION!!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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









