



THE
A-TEAM

**RE/MAX
FIRST**

1707 19 Avenue, Calgary T2M 1B4

MLS®#: **A2119768**

Area: **Capitol Hill**

Listing Date: **04/03/24**

List Price: **\$1,129,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,955

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,955

Lot Information

Lot Sz Ar:

2,998 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Lawn,Level,Rectangular Lot
Double Garage Detached**

DOM

46

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Veneer

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`5" x 10`10"
Living Room	Main	15`0" x 13`8"
Bedroom - Primary	Second	13`5" x 17`8"
Bedroom	Second	11`4" x 9`10"
Laundry	Second	9`1" x 5`4"
Bedroom	Basement	13`8" x 10`1"
5pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen	Main	15`11" x 19`7"
Foyer	Main	6`8" x 11`1"
Bedroom	Second	14`10" x 9`10"
Loft	Second	10`7" x 8`0"
Family Room	Basement	27`0" x 15`1"
Kitchenette	Basement	9`0" x 4`0"
4pc Bathroom	Second	

2pc Bathroom	Main	4pc Bathroom	Basement
		Legal/Tax/Financial	
Title:		Zoning:	
Fee Simple		R-C2	
Legal Desc:		Remarks	
2864AF			
Pub Rmks:		*See the 3D Video* Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the powder room, hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a stone and brick decorated gas fireplace and a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating, and the home is equipped with speakers on all floors. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window. the master bathroom includes a heated tile floor and a modern shower area creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floor laundry room with custom built cabinets, a south-facing sunny backyard, rough-in for an Air Conditioning System, hydronic in-floor heating rough-ins in the basement, and a rough-in for a Central Vacuum. The double detached garage is drywalled and insulated on both the wall and ceiling which provides convenience and ample storage space. This home is a true masterpiece, seamlessly combining elegance, functionality, and exceptional design.	
Inclusions:		N/A	
Property Listed By:		Century 21 Bamber Realty LTD.	

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













