



THE
A-TEAM

**RE/MAX
FIRST**

1828 19 Avenue, Calgary T2M 1B5

MLS®#: **A2147349**

Area: **Capitol Hill**

Listing Date: **07/05/24**

List Price: **\$1,129,999**

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:

5,995 sqft

Lot Shape:

DOM

73

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Few Trees,Front Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Brick,Concrete,Wood Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,Microwave,Refrigerator

Int Feat:

Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`1" x 20`3"
Mud Room	Main	5`4" x 6`10"
Dining Room	Main	12`4" x 10`10"
Laundry	Upper	8`7" x 5`6"
Bedroom	Upper	10`10" x 11`3"
Bedroom	Upper	10`5" x 11`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	13`7" x 13`11"
2pc Bathroom	Main	5`5" x 5`2"
5pc Ensuite bath	Upper	6`9" x 15`5"
4pc Bathroom	Upper	8`7" x 5`0"
Walk-In Closet	Upper	5`0" x 4`3"
Walk-In Closet	Upper	8`7" x 6`9"

Bedroom - Primary
Bedroom
Bedroom
Family Room

Upper
Basement
Basement
Basement

12`5" x 13`5"
9`1" x 9`5"
11`4" x 9`10"
14`10" x 13`0"

Walk-In Closet
Walk-In Closet
4pc Bathroom
Kitchen

Legal/Tax/Financial

Upper
Basement
Basement
Basement

4`11" x 4`2"
9`1" x 4`7"
7`11" x 4`11"
9`1" x 8`1"

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
RC2

Remarks

Pub Rmks:

Nestled in the heart of Capitol Hill, this stunning fully developed semi-detached infill offers luxurious living with an ideal location, Say hello to this HIGHLY UPGRADED, BRAND NEW, MOVE-IN READY house with stunning modern farmhouse curb appeal and interior design. This home boasts over 2,700 square feet of total living space, 5 bedrooms, 3.5 bathrooms, and a FULLY DEVELOPED Legal basement Suite and fully finished double detached garage with 220 Volts connection for your electric Car. The bright main floor features soaring 10' ceilings, extra-large windows, wide-plank engineered hardwood floors and trendy designer finishes throughout. A front dining room with a feature wall and a rear living room with a gas fireplace are perfect entertaining spaces in addition to the enormous, upgraded central kitchen. Boasting custom ceiling-height shaker-style cabinetry with under-cabinet lighting, an upgraded Kitchen Aid stainless steel appliance package including a gas cooktop and French door refrigerator, a huge 12' long island with stunning quartz counters, and a full set of pantry cabinets, speakers installed throughout main floor and upstairs. Upstairs, the second floor was designed to accommodate family life, with three large bedrooms, two full bathrooms, and a full walk-in laundry room with a sink. The sizeable primary suite features vaulted ceilings, oversized windows, and DUAL walk-in closets. The 5pc spa-level ensuite features a fully tiled shower with a bench and glass door, large vanity with double undermount sinks and quartz countertops, a free-standing soaker tub. Sizeable secondary bedrooms feature large windows and spacious closets. The fully-developed legal basement suite showcases 9' ceilings, a family room with a built-in entertainment console, a full kitchen, two bedrooms, and a 4pc bathroom with a fully tiled tub/shower and separate laundry space ready for laundry. Concrete pad patio and Gas line for BBQ is done at the backyard. Front and backyard landscaping will be done by builder upon lifting water restrictions from city of Calgary. Perfectly located in one of Calgary's most well-established inner-city neighborhoods, you are just minutes from the Downtown core. Other amenities within a short drive include North Hill Mall, Market Mall, McMahon Stadium, Foothills Hospital, Alberta Children's Hospital, U of C, SAIT and so much more! There's so much so close! NOTE: House besides it also available for sale, similar specifications, Opportunity for savvy investors to own both duplexes together and rent out 4 separate units for maximum return.

Inclusions:
Property Listed By:

Dishwasher, Microwave Hood Fan, Electric Range, Refrigerator in Basement suite
RE/MAX House of Real Estate

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