



THE
A-TEAM

**RE/MAX
FIRST**

1826 19 Avenue, Calgary T2M 1B5

MLS®#: **A2159510**

Area: **Capitol Hill**

Listing Date: **08/23/24**

List Price: **\$1,149,000**

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:

2,001

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,001

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

26

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,Front Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"
Foyer	Main	7`7" x 8`3"
Living Room	Main	14`0" x 12`2"
5pc Ensuite bath	Second	8`10" x 15`6"
Bedroom	Second	10`10" x 11`2"
Bedroom - Primary	Second	12`4" x 15`6"

Room	Level	Dimensions
Dining Room	Main	11`11" x 10`10"
Kitchen	Main	15`0" x 22`0"
3pc Bathroom	Second	8`5" x 5`0"
Bedroom	Second	10`3" x 11`2"
Laundry	Second	8`5" x 5`5"
Walk-In Closet	Second	8`5" x 6`11"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

7`7" x 4`10"
9`2" x 9`10"
14`9" x 15`9"

Bedroom
Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

11`2" x 9`9"
9`0" x 8`1"
6`10" x 8`0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

TBV

Remarks

Pub Rmks:

You'll absolutely love your new MOVE-IN READY DETACHED INFILL in a prime location in CAPITOL HILL! The highly desirable location is only improved upon by this home's fantastic layout, upscale finishings, and the modern 2-BED LEGAL BASEMENT SUITE! Teachers and students have been calling Capitol Hill home for a long time, as SAIT is only a 15-min walk away, and the University is a breezy 10-min commute. Professionals have also called the neighbourhood home with the 12-min commute to the Core! Sticking close to home for outdoor activities is also easy, with Confederation Park and Riley Park a short bike ride away. Enjoy Calgary favourites close by like Peter's Drive-In, Boogies Burgers, Loco Lou's, and Jimmy's for the city's best shawarma! And don't worry about amenities and shopping - North Hill Centre and Kensington are down the road. Your home's curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into an open foyer with a built-in bench and closet, with direct access to the front dining room w/ an eye-catching feature wall and designer chandelier. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious kitchen, featuring undercabinet LED lighting, designer pendant lights, ceiling-height custom cabinetry, a designer tile backsplash, an oversized central island with an endless quartz countertop, a dual basin undermount sink, tons of lower drawers, and lovely wood-accent throughout! An additional coffee bar or entertaining station sits across the kitchen with room for a wine fridge with more cabinetry and a quartz counter. The family room enjoys an inset gas fireplace with brick surround and an upper mantel with a wood slat wall, built-in millwork with open display shelving and cabinetry for storage, and direct access to the back deck through large sliding glass doors. A rear mudroom with a built-in closet and bench also takes you outside to the double detached garage, while an elegant powder room finishes off the main floor. Upstairs, you'll find two secondary bedrooms, each with a walk-in closet, a main 4-pc bath with modern tiling, and a nice laundry room with upper cabinets, quartz counter, and laundry sink. The upscale primary suite features a vaulted ceiling with feature wall, a massive walk-in closet w/ built-in shelving, and an incredible 5-pc ensuite w/ a freestanding soaker tub, fully tiled stand-up shower with a bench, dual vanity w/ quartz counter and LED lighting, and heated tile floors. With a private entrance, separate laundry, built-in media centre in the living room, modern 4-pc bath, and two bedrooms, the legal basement suite only adds to this incredible home's appeal! This space is also beautifully finished, w/ a modern kitchen that enjoys upper and lower cabinetry, a full-height tile backsplash, a quartz counter, and matte black finishings. This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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









