



THE
A-TEAM

**RE/MAX
FIRST**

1401 19 Avenue, Calgary T2M 1A7

MLS®#: **A2160233** Area: **Capitol Hill** Listing Date: **08/26/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **557 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,429**
 Low Sqft:
 Ttl Sqft: **1,429**

DOM

23
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Other
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame, Wood Siding**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator**
 Int Feat: **Bar, High Ceilings, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 5`3"	Living Room	Main	13`8" x 11`1"
Kitchen	Main	15`7" x 11`2"	Dining Room	Main	13`7" x 9`2"
2pc Bathroom	Main	5`7" x 4`4"	Office	Main	5`8" x 4`11"
Bedroom - Primary	Upper	13`4" x 12`7"	4pc Ensuite bath	Second	5`11" x 13`2"
Walk-In Closet	Second	5`11" x 4`7"	Bedroom	Second	11`10" x 9`0"
Laundry	Second	2`3" x 3`1"	Bedroom	Second	9`10" x 9`8"
4pc Bathroom	Second	9`4" x 4`11"	Family Room	Basement	18`5" x 10`5"

4pc Bathroom

Basement

8`6" x 4`11"

Bedroom
Legal/Tax/Financial

Basement

9`4" x 9`8"

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-CG

5611FO

Remarks

Pub Rmks:

Two units are sold two remain. Discover the perfect blend of modern design and urban convenience in this exquisite front unit located in the highly sought-after Capitol Hill community. With beautifully crafted living space, this home offers comfort and elegance at every turn. As you step inside, you'll be welcomed by a bright and airy main floor, featuring 9' ceilings and sleek vinyl plank flooring. The inviting living room, with its stylish electric fireplace, seamlessly connects to the dining area and the gourmet kitchen. The kitchen is a chef's delight, boasting quartz countertops and custom cabinetry. Venture upstairs to find three spacious bedrooms, including a luxurious master suite. The master suite is a serene retreat, complete with a 4-piece ensuite featuring his and her sinks and a generous walk-in closet. The upper level also houses a laundry area and an additional full bathroom with a shower. The fully developed basement expands your living space with a versatile flex area, a chic wet bar, an extra bedroom, and a full bathroom. This space is perfect for entertaining guests or providing extra room for family members. Situated in the vibrant Capitol Hill neighborhood, this property offers unparalleled access to parks, schools, shopping centers, and transit systems, ensuring a convenient and dynamic lifestyle. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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