

1416 19 Avenue #2, Calgary T2M 1A6

MLS®#: **A2161604** Area: **Capitol Hill** Listing **08/31/24** List Price: **\$639,900**
 Status: **Pending** County: **Calgary** Change: **-\$3k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,315**
 Low Sqft:
 Ttl Sqft: **1,315**

DOM

18
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Composite Siding,Stucco,Wood Siding**
 Flooring: **Carpet,Hardwood,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4` 10" x 4` 9"	Kitchen	Main	13` 0" x 12` 0"
Dining Room	Main	13` 0" x 8` 0"	Living Room	Main	12` 4" x 11` 2"
Bedroom - Primary	Upper	11` 6" x 10` 1"	Bedroom	Upper	11` 7" x 10` 1"

Walk-In Closet
4pc Ensuite bath
Family Room
Storage

Upper
Upper
Basement
Basement

8`8" x 7`0"
9`9" x 5`9"
22`1" x 13`5"
16`4" x 6`1"

5pc Ensuite bath
Bedroom
4pc Bathroom

Upper
Basement
Basement

12`10" x 8`7"
11`5" x 9`3"
10`3" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2011421**

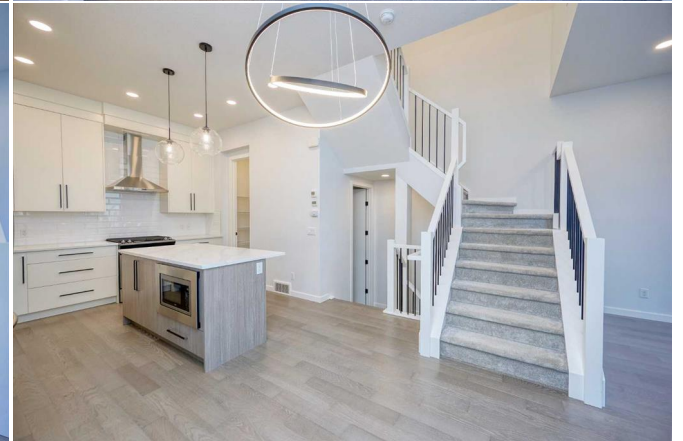
Remarks

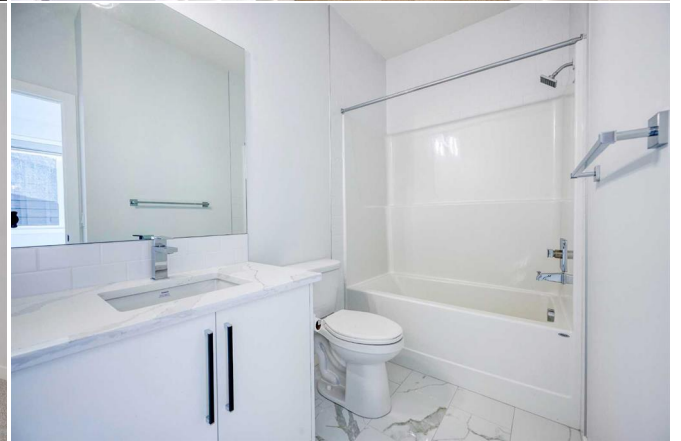
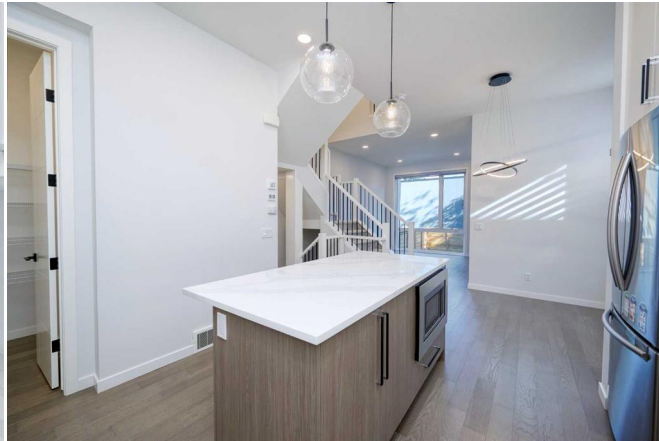
Pub Rmks: **Welcome to this 2020 built inner city luxury townhome. Beautifully upgraded and thoughtful planning was in this 1315 sq ft 3-bedroom home. Live inner city and enjoy the comfort of the tastefully decorated interior and brand-new feel. Quartz counter tops in the kitchen with amazing white cabinets, subway tile backsplash and stainless-steel appliances. Main floor offers beautiful hardwood flooring, open kitchen with breakfast bar, 10' ft high ceilings and a very spacious living room with an electric fireplace and a large picture window overlooking your private yard. Note the upgraded gas stove appliance and extra-large pantry. Upgraded wood and metal railings throughout. The perfect dining area separating the kitchen and living room with a large east facing window for your early morning coffee. Over sized kitchen island means you can pull off any large gathering, with any number of friends and family. Home has fully automated window treatments in four main rooms. Second level offers two large bedrooms, both with full ensuite baths and the primary has double vanities, white marble tile floors, stand alone soaker tub, oversized shower, very spacious walk-in closet, complete with built-ins and a window. Enjoy the convenience of second floor laundry. Lower level has a large third bedroom, great closet space, fantastic living room, another full bathroom and extra storage. Perfect yard for your BBQ's and the single attached garage and visitor parking are literally steps away. Owning one of four unit condo complex has very low traffic of neighbours, very low affordable condo fees and will be the perfect place to call home for years to come. This Capitol Hill location is very close to North Hill mall, confederation park, SAIT, C-train, and all major roadways as well downtown.**

Inclusions:
Property Listed By: **N/A
Century 21 PowerRealty.ca**

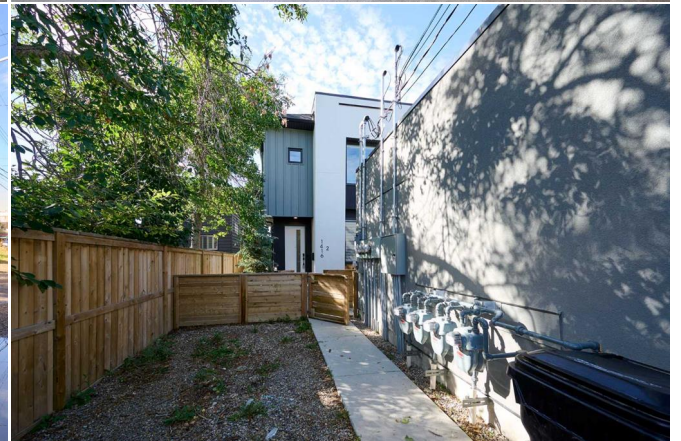
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

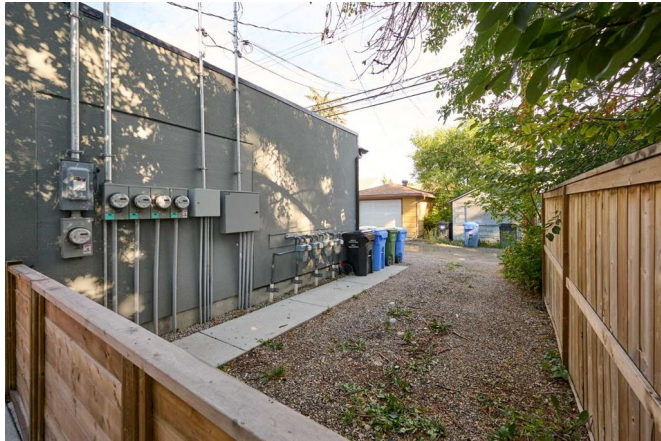




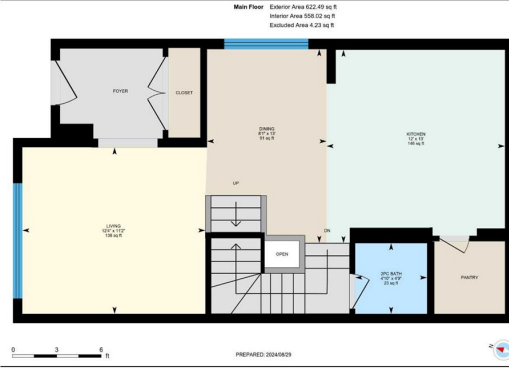








2-1416 19 Avenue NW, Calgary, AB



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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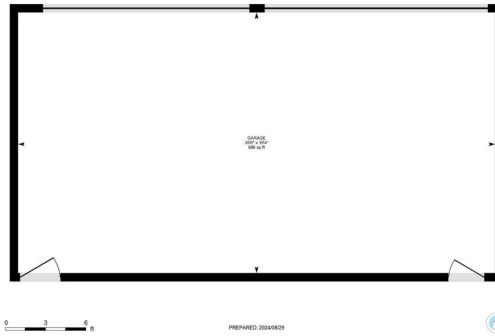
Basement (Below Grade) Exterior Area 555.02 sq ft
Interior Area 522.92 sq ft



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Garage Excluded Area 695.53 sq ft



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