



THE A-TEAM

RE/MAX FIRST

1923 19 Avenue, Calgary T2M 1B7

MLS®#: A2167371 Area: Banff Trail Listing Date: 09/19/24 List Price: \$599,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Calgary Year Built: 2019

Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Back Yard, Corner Lot, Few Trees, Lawn, Landscaped, Private Park Feat: Assigned, See Remarks, Single Garage Detached, Stall

Finished Floor Area

Abv Sqft: 1,023 Low Sqft: Ttl Sqft: 1,023

DOM

29 Layout Beds: 2 (2) Baths: 2.5 (2 1) Style: 2 Storey

Parking

Ttl Park: 1 Garage Sz: 1

Utilities and Features

Roof: Asphalt Heating: Forced Air Sewer: Ext Feat: BBQ gas line, Courtyard, Private Yard

Construction: Mixed Flooring: Carpet, Hardwood, Tile Water Source: Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Oven, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings Int Feat: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 3pc Ensuite bath, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$213

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1912108

Remarks

Pub Rmks: **Welcome to the best of inner city living in this contemporary 2 Bedroom 3 Bathroom, Premium END UNIT Townhome, featuring: 9' ceilings, White Oak Hardwood Floors, Gas Range, Quartz Counters on ALL surfaces, an Ensuite spa with a walk-in shower, walk-in closets, custom Tile & Designer Lightning. Due to its east-end unit location beside a greenspace with no development, you will enjoy the all-day flood of light, both on the lower open floorplan as well as the two large upper bedrooms. As you enter the main level you find yourself in a large entrance with tons of storage. The modern kitchen also features stainless appliances and a 3 person bar/island with plenty of prep and storage space. Upstairs you will find the large Primary Bedroom with oversized windows allowing for tons of natural light, a corner reading nook, and a three-piece Ensuite. Finishing the upper level is a large secondary Bedroom with a walk-in closet, a hallway Laundry Closet with extra storage, and a second four-piece main Bathroom with a soaker tub. Enjoy the private rear patio with a gas BBQ hookup. Beyond your private yard, there is a large, landscaped, communal shared lawn space. Completing the unit is the shared, assigned, single garage space. Excellent location steps away from all amenities as well as walking distance to SAIT and U of C. This one will sell quick! Book your showing Today.**

Inclusions: n/a
Property Listed By: CIR Realty

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







