



THE
A-TEAM

**RE/MAX
FIRST**

1820 19 Avenue, Calgary T2M 1B5

MLS®#: **A2170760** Area: **Capitol Hill** Listing Date: **10/04/24** List Price: **\$1,014,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,996**
 Low Sqft:
 Ttl Sqft: **1,996**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 14`0"	Kitchen	Main	13`3" x 15`8"
Den	Main	6`4" x 5`6"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`3" x 14`6"	5pc Ensuite bath	Upper	
Bedroom	Upper	9`10" x 11`0"	Bedroom	Upper	9`11" x 11`0"
4pc Ensuite bath	Upper		3pc Ensuite bath	Upper	
Bedroom	Basement	11`0" x 12`9"	Exercise Room	Basement	9`2" x 10`0"
Game Room	Basement	19`1" x 13`0"	3pc Bathroom	Basement	

Title: **Fee Simple**
 Zoning: **RC-2**
 Legal Desc: **2864AF**

Remarks

Pub Rmks: ****FREE A/C INSTALLED IF THE SALE IS FIRM BEFORE NOVEMBER 1ST** IMMEDIATE POSSESSION AVAILABLE | 4 BEDROOMS | 4.5 BATHROOMS | 3 ENSUITE BATHROOM UPSTAIRS | DEN ON THE MAIN LEVEL | GYM IN THE BASEMENT | WET BAR | BOTH SIDES ARE AVAILABLE (East side has black and white cabinets) | Welcome to a residence that redefines luxury living - a stunning brand-new semi-detached two-storey home in the coveted Capitol Hill neighborhood of Calgary. A masterpiece of design, this home exudes elegance and comfort with luxury upgrades throughout, offering a lifestyle of unparalleled refinement. As you step through the front door, the main floor unfolds into a seamless blend of living, kitchen, and den spaces. Hardwood flooring graces every inch of the expansive main level, complemented by lofty 10-foot ceilings that create an atmosphere of grandeur and sophistication. The kitchen is a chef's dream, complete with high-end appliances, a built-in pantry, and a stylish kitchen island - the perfect setting for culinary creativity. The den, featuring a built-in desk, offers a versatile space that can be transformed into a home office or a cozy reading nook. Venture upstairs to the private sanctuary of three bedrooms, each accompanied by its own ensuite for the utmost convenience and comfort. The master bedroom is a true retreat, boasting a 5-piece ensuite with a stand-alone tub, a tiled shower, and a double vanity. The luxury is elevated further with the inclusion of a roughed-in steam shower - envision the soothing experience awaiting you. Adding to the convenience, the laundry facilities are thoughtfully located on the upper level, complete with a sink for added functionality. The fully finished basement extends the living space, featuring a recreational room, a gym for fitness enthusiasts, an additional bedroom, a wet bar for entertaining, and a modern 3-piece bathroom with a standing shower. Embrace outdoor living with the double detached garage and a welcoming deck in the fully landscaped and fenced backyard. The discerning buyer has the exciting opportunity to personalize this exquisite home by choosing their preferred finishings, ensuring a space that perfectly aligns with their individual style. But the luxuries don't end there - this home is equipped with thoughtful extras. Imagine the comfort of roughed-in air conditioning during hot summer days, heated floors in the basement for added warmth, and the convenience of integrated speakers and an alarm system. Immerse yourself in the epitome of contemporary luxury in the heart of Capitol Hill. This meticulously crafted residence is not just a home; it's an invitation to a lifestyle defined by sophistication, comfort, and thoughtful design.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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













