

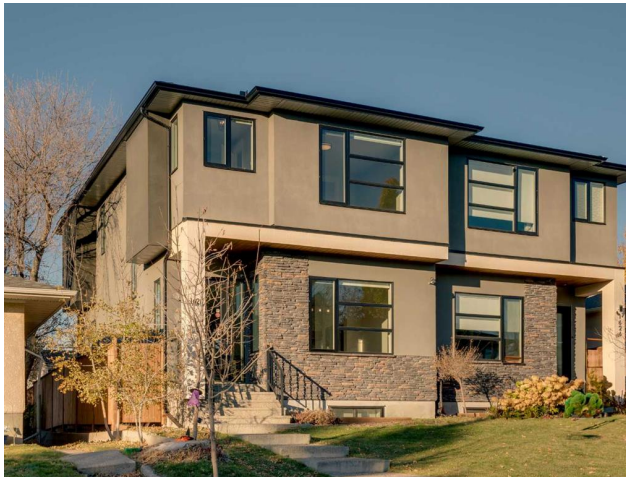


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1628 19 Avenue, Calgary T2M 1B1**

MLS® #: **A2174548**      Area: **Capitol Hill**      Listing Date: **10/24/24**      List Price: **\$939,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 15-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,934**  
 Low Sqft:  
 Ttl Sqft: **1,934**

DOM

**40**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Private Yard, Storage**  
 Construction: **Stone, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Bookcases, High Ceilings, Skylight(s), Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8' 8" x 6' 7"	Dining Room	Main	10' 3" x 12' 10"
Kitchen	Main	19' 5" x 16' 0"	Living Room	Main	13' 5" x 14' 4"
Mud Room	Main	11' 2" x 5' 1"	2pc Bathroom	Main	4' 11" x 5' 1"
5pc Bathroom	Upper	13' 3" x 7' 10"	Bedroom - Primary	Upper	14' 3" x 13' 7"
Walk-In Closet	Upper	6' 10" x 9' 6"	4pc Bathroom	Upper	4' 11" x 9' 6"

Laundry  
Bedroom  
Bedroom  
Furnace/Utility Room

Upper  
Upper  
Lower  
Lower

6`0" x 5`9"  
14`2" x 11`8"  
11`6" x 12`0"  
8`2" x 8`6"

Bedroom  
Walk-In Closet  
4pc Bathroom  
Game Room

Upper  
Lower  
Lower  
Lower

14`2" x 9`11"  
4`11" x 8`4"  
15`10" x 19`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2864AF**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**THIS IS IT! Welcome to your stunning new 2-story duplex in the highly sought-after neighbourhood of Capitol Hill! This stunning home combines modern elegance with classic charm, offering an ideal living space for families or urban professionals. As you enter, you'll be greeted by a bright and open layout that is flooded with natural light. High ceilings create an inviting, and open atmosphere. The cozy living area features a stylish gas fireplace, perfect for relaxing evenings or entertaining friends. The gourmet kitchen boasts stainless steel appliances, a gas-cooktop, ample built-ins and storage, making it both functional and aesthetically pleasing. Upstairs, you'll find 2 generously sized bedrooms, each equipped with large closets for added convenience. The master bedroom serves as a true retreat, complete with a beautiful 5-piece ensuite bathroom that elevates your daily routine. Natural light continues upstairs, highlighted by the elegant skylight that enhances the overall ambiance. Enjoy the convenience of a dedicated laundry space on the upper floor, making chores a breeze. The fully finished basement expands your living space, ideal for a recreation room, home office, or additional storage. This home includes a double detached garage, providing both parking and extra storage. Experience the vibrant community of Capitol Hill, with easy access to downtown, city transit, parks, playgrounds, SAIT, the Trans Canada Highway, and a variety of restaurants and shopping options. Don't miss your chance to own this gem! Schedule a viewing today and discover the charm and convenience of this beautiful duplex in Capitol Hill NW!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Capital Realty**

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

