



THE
A-TEAM

**RE/MAX
FIRST**

1826 19 Avenue, Calgary T2M 1B5

MLS®#: **A2176586** Area: **Capitol Hill** Listing **10/31/24** List Price: **\$1,092,000**
 Status: **Active** County: **Calgary** Change: **-\$33k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Calgary** Abv Sqft: **2,001**
 Year Built: **2024** Low Sqft:
 Lot Information Ttl Sqft: **2,001**
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard**
 Park Feat: **Double Garage Detached**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"	Dining Room	Main	11`11" x 10`10"
Foyer	Main	7`7" x 8`3"	Kitchen	Main	15`0" x 22`0"
Living Room	Main	14`0" x 12`2"	3pc Bathroom	Second	8`5" x 5`0"
5pc Ensuite bath	Second	8`10" x 15`6"	Bedroom	Second	10`3" x 11`2"
Bedroom	Second	10`10" x 11`2"	Laundry	Second	8`5" x 5`5"
Bedroom - Primary	Second	12`4" x 15`6"	Walk-In Closet	Second	8`5" x 6`11"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

7`7" x 4`10"
9`2" x 9`10"
14`9" x 15`9"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

11`2" x 9`9"
9`0" x 8`1"
6`10" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

TBV

Remarks

Pub Rmks: ***Both sides available* You'll absolutely love your new MOVE-IN READY DETACHED INFILL in a prime location in CAPITOL HILL! The highly desirable location is only improved upon by this home's fantastic layout, upscale finishings, and the modern 2-BED LEGAL BASEMENT SUITE! Teachers & students have been calling Capitol Hill home for a long time, as SAIT is only a 15-min walk away, and the University of Calgary is a breezy 10-min commute. Professionals have also called the neighbourhood home with the 12-min commute to the Core! Sticking close to home for outdoor activities is also easy, with Confederation Park & Riley Park a short bike ride away. Enjoy Calgary favourites close by like Peter's Drive-In, Boogies Burgers, Loco Lou's, and Jimmy's for the city's best shawarma! And don't worry about amenities and shopping - North Hill Centre & Kensington are down the road. Your home's curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into an open foyer with a built-in bench and closet, with direct access to the front dining room w/ an eye-catching feature wall and designer chandelier. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious kitchen, featuring undercabinet LED lighting, designer pendant lights, ceiling-height custom cabinetry, a designer tile backsplash, an oversized central island with an endless quartz countertop, a dual basin undermount sink, tons of lower drawers, and lovely wood-accent throughout! An additional coffee bar or entertaining station sits across the kitchen with room for a wine fridge with more cabinetry and a quartz counter. The family room enjoys an inset gas fireplace with brick surround and an upper mantel with a wood slat wall, built-in millwork with open display shelving and cabinetry for storage, and direct access to the back deck through large sliding glass doors. A rear mudroom with a built-in closet and bench also takes you outside to the double detached garage, while an elegant powder room finishes off the main floor. Upstairs, you'll find two secondary bedrooms, each with a walk-in closet, a main 4-pc bath with modern tiling, and a nice laundry room with upper cabinets, quartz counter, and laundry sink. The upscale primary suite features a vaulted ceiling with feature wall, a massive walk-in closet w/ built-in shelving, and an incredible 5-pc ensuite w/ a freestanding soaker tub, fully tiled stand-up shower with a bench, dual vanity w/ quartz counter and LED lighting, and heated tile floors. With a private entrance, separate laundry, built-in media centre in the living room, modern 4-pc bath, and two bedrooms, the legal basement suite only adds to this incredible home's appeal! This space is also beautifully finished, w/ a modern kitchen that enjoys upper and lower cabinetry, a full-height tile backsplash, a quartz counter, and matte black finishings. This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!**

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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









