



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1403 19 Avenue, Calgary T2M 1A7**

MLS®#: **A2177925**      Area: **Capitol Hill**      Listing Date: **11/09/24**      List Price: **\$774,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,385**  
 Low Sqft:  
 Ttl Sqft: **1,385**

DOM

**24**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Other**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Concrete, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator**  
 Int Feat: **Bar, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`4" x 6`0"	Living Room	Main	14`1" x 13`7"
Dining Room	Main	11`6" x 15`8"	Kitchen With Eating Area	Main	10`11" x 13`8"
Den	Main	4`10" x 5`7"	2pc Bathroom	Main	4`4" x 5`8"
Bedroom - Primary	Upper	11`2" x 13`6"	5pc Ensuite bath	Upper	15`7" x 4`11"
Laundry	Upper	3`1" x 2`6"	Bedroom	Upper	8`11" x 9`9"
Bedroom	Upper	9`9" x 9`10"	3pc Bathroom	Upper	4`11" x 9`10"
Furnace/Utility Room	Basement	8`6" x 8`10"	Bedroom	Basement	9`9" x 9`9"

4pc Bathroom

Basement

4`11" x 8`11"

Flex Space  
Legal/Tax/Financial

Basement

12`6" x 18`11"

Condo Fee:  
**\$192**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-CG**

Legal Desc: **5611FO**

Remarks

Pub Rmks:

**One unit remaining! Discover the perfect blend of modern design and urban convenience in this exquisite front unit located in the highly sought-after Capitol Hill community. With beautifully crafted living space, this home offers comfort and elegance at every turn. As you step inside, you'll be welcomed by a bright and airy main floor, featuring 9' ceilings and sleek vinyl plank flooring. The inviting living room, with its stylish electric fireplace, seamlessly connects to the dining area and the gourmet kitchen. The kitchen is a chef's delight, boasting quartz countertops and custom cabinetry. Venture upstairs to find three spacious bedrooms, including a luxurious master suite. The master suite is a serene retreat, complete with a 4-piece ensuite featuring his and her sinks and a generous walk-in closet. The upper level also houses a laundry area and an additional full bathroom with a shower. The fully developed basement expands your living space with a versatile flex area, a chic wet bar, an extra bedroom, and a full bathroom. This space is perfect for entertaining guests or providing extra room for family members. Situated in the vibrant Capitol Hill neighborhood, this property offers unparalleled access to parks, schools, shopping centers, and transit systems, ensuring a convenient and dynamic lifestyle. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities.**

Inclusions:  
Property Listed By:

**N/A**  
**URBAN-REALTY.ca**

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













