



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**707 19 Street, Calgary T2N 2J6**

MLS® #: **A2198991**

Area: **West Hillhurst**

Listing Date: **03/04/25**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2004**

Lot Information  
Lot Sz Ar: **2,734 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane, Back Yard, Landscaped, Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,527**  
Low Sqft:  
Ttl Sqft: **1,527**

DOM

**5**  
Layout  
Beds: **3 (2 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 14`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 6`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`7" x 9`1"</b>
<b>Office</b>	<b>Main</b>	<b>11`0" x 9`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>16`1" x 12`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`4" x 5`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`3" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`0" x 15`3"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

17`2" x 16`6"  
6`11" x 8`9"

Bedroom  
2pc Bathroom  
Legal/Tax/Financial

Basement  
Main

7`8" x 11`1"  
5`1" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

**0313585**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SUNDAY MARCH 9 FROM 1-3PM\*\* WELCOME HOME! This stunning semi-detached home in a prime inner-city location offers the perfect blend of style, functionality, and convenience—all with NO CONDO FEES and priced under \$800K! Step inside to discover timeless hardwood floors and an inviting open-concept layout designed for modern living. At the front of the home, a bright and versatile flex space makes the perfect home office, library, or sitting room, with large windows that bring in an abundance of natural light. The heart of the home is the well-appointed kitchen, featuring granite countertops, under-cabinet lighting, a full pantry, and plenty of storage—all seamlessly flowing into the dining area and cozy living room. Whether you're hosting friends or enjoying a quiet evening, this space is designed for connection and comfort. A stunning spiral staircase serves as a focal point, drawing you upstairs, where a skylight floods the space with natural light. Both bedrooms on this level offer walk-in closets and private ensuites, creating the perfect retreat. The primary suite is a true sanctuary, boasting a clawfoot slipper tub, glass-enclosed tiled shower, and a private balcony overlooking the downtown skyline—the ultimate spot for morning coffee or evening relaxation. The fully developed basement expands the living space with a large rec room, a third bedroom that can be enclosed for privacy, and additional storage. Whether you need a guest suite, home gym, or media room, this level offers incredible flexibility. Outside, the low-maintenance backyard is thoughtfully designed with a deck and stone-tile landscaping, making it the perfect space for summer BBQs or unwinding after a long day. A double detached garage ensures secure parking and extra storage. Additional features include central air conditioning, central vac, and a soft water system, adding to the comfort and convenience of this home. Situated across the street from a community recreation center and tennis courts, you'll love having great amenities just steps away. This is your chance to own a move-in-ready inner-city home with no condo fees in a sought-after location. Don't miss out—schedule your private showing today!**

Inclusions:  
Property Listed By:

**Security System (no contract), sump pumps  
RE/MAX First**

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









