

\$1,119,000 - 1709 19 Avenue Nw, Calgary

MLS® #A2102820

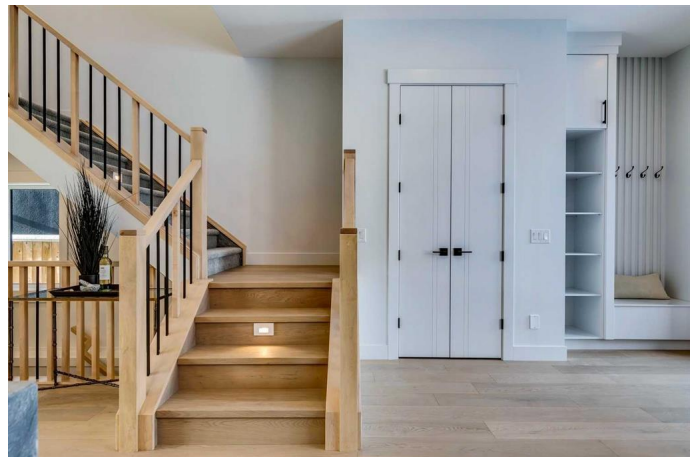
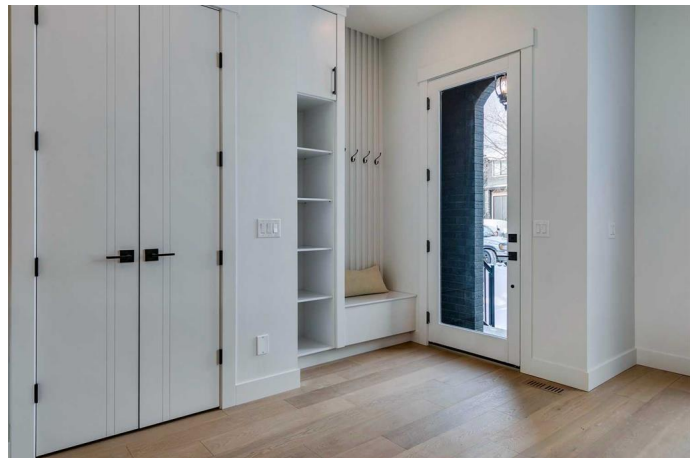
\$1,119,000

4 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

See the 3D Video Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the powder room, hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a stone and brick decorated gas fireplace and a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating, and the home is equipped with speakers on all floors. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window. the master bathroom includes a heated tile floor and a modern shower area with a steam unit which generates and releases steam, creating a warm and humid environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for



studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floor laundry room with custom built cabinets, a south-facing sunny backyard, rough-in for an Air Conditioning System, hydronic in-floor heating rough-ins in the basement, and a rough-in for a Central Vacuum. The double insulated and drywalled garage provides convenience and ample storage space. This home is a true masterpiece, seamlessly combining elegance, functionality, and exceptional design.

Built in 2024

Essential Information

MLS® #	A2102820
Price	\$1,119,000
Sold Price	\$1,105,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1709 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2024
Date Sold	March 30th, 2024
Days on Market	68
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.