

\$599,900 - 1933 19 Avenue Nw, Calgary

MLS® #A2130513

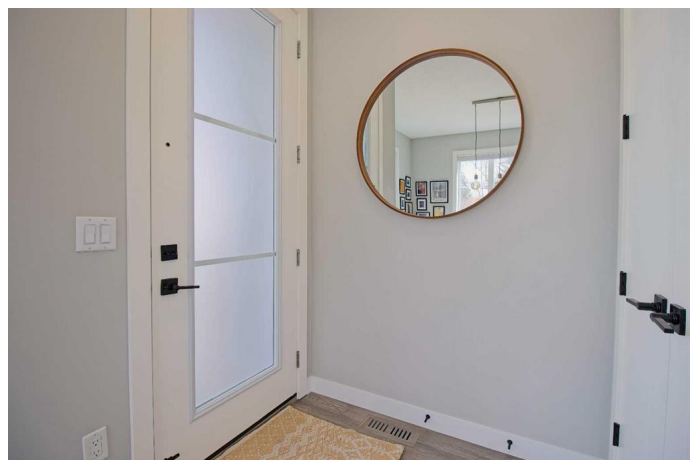
\$599,900

3 Bedroom, 4.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Banff Trail, Calgary, Alberta

READY TO FALL IN LOVE? Welcome to this MOVE-IN READY, custom built Cambridge Homes townhome located in desirable NW! This sunny corner unit features 3 large bedrooms (each w/bathroom), gym/rec room in basement, premium quality finishings, detached garage, side patio w/street access, huge rear patio & tons of upgraded features throughout! Situated in the heart of NW, the location of this home is unbeatable w/walkability to all-level schools (U of C), transit, parks, 5 mins to grocery, 5 mins to shopping & 15 mins to DT Core! As you enter the home, the foyer is spacious w/soaring 9'™ ceilings & a large closet for tucking away outerwear. The expansive dining area offers huge corner windows (North & West exposure) fitted w/premium top-down bottom-up honeycomb light filtering shades, great for added privacy/abundance of natural light. With space for 6-8 seat table, 3 pendant feature light & high grade wide-plank white oak hardwood flooring, this space is sure to impress! The kitchen is ultra-elegant featuring a huge central island (thick single-slab marbled quartz countertop w/breakfast bar seating), designer 2 light pendant, recessed pot lighting, custom white cabinetry (matte finish, crown moldings, soft close & black hardware), dual basin sink w/black re-tractable faucet & newer Frigidaire SS appliance package! The living room is cozy w/a large window for ample light & patio door leading onto the side patio (w/access to sidewalk) +



rear private patio (gas BBQ hookup), nicely combining indoor/outdoor living! A tucked away 2pc guest bathroom w/thick quartz vanity & luxury wide tile marble flooring finishes off the main level! Heading upstairs, the master bedroom is spacious & bright w/large corner windows, plush cream carpet flooring, a large dual walk-in closet w/custom built-in shelving & private 3pc ensuite w/thick quartz vanity, spa-inspired glass shower w/marble tile surround & black accents, frosted glass window (added light & privacy) & luxury wide tile marble flooring! The second bedroom is large & on the opposite wing upstairs, offering dual closets w/custom built-in shelving, large window w/West exposure & a 4pc ensuite w/thick quartz vanity, gorgeous glass shower/tub combo w/marble tile surround, frosted glass window & luxury wide tile marble flooring. Heading downstairs, the basement offers a huge bedroom w/9' ceilings, large window w/North exposure, plush carpet flooring (super warm all season) & spacious walk-in closet w/custom built-in shelving. Featuring a huge rec room (currently home gym) w/9' ceilings & ventilation, 4pc bathroom w/tub/shower combo, large storage closet w/built-in shelving, laundry area w/side-by-side Samsung washer & dryer and finished w/high grade wide plank lux vinyl flooring, the basement quality matches upstairs! With a detached garage, gorgeous shared courtyard, prime NW location & built to last long term, this could be your dream home! Come view today & get ready to FALL IN LOVE!!

Built in 2019

Essential Information

MLS® #	A2130513
Price	\$599,900
Sold Price	\$593,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,066
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1933 19 Avenue NW
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B8

Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, Garage Faces Rear, On Street, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Courtyard, Private Entrance
Lot Description	Back Lane, Corner Lot, Few Trees, Front Yard, Low Maintenance

	Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 29th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	IQ Real Estate Inc.
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