

# \$624,900 - 2, 1416 19 Avenue Nw, Calgary

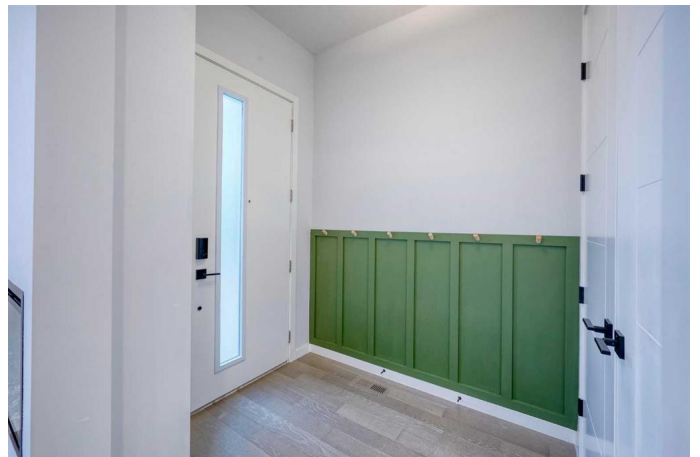
MLS® #A2161604

**\$624,900**

3 Bedroom, 4.00 Bathroom, 1,315 sqft  
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Welcome to this 2020 built inner city luxury townhome. Beautifully upgraded and thoughtful planning was in this 1315 sq ft 3-bedroom home. Live inner city and enjoy the comfort of the tastefully decorated interior and brand-new feel. Quartz counter tops in the kitchen with amazing white cabinets, subway tile backsplash and stainless-steel appliances. Main floor offers beautiful hardwood flooring, open kitchen with breakfast bar, 10' ft high ceilings and a very spacious living room with an electric fireplace and a large picture window overlooking your private yard. Note the upgraded gas stove appliance and extra-large pantry. Upgraded wood and metal railings throughout. The perfect dining area separating the kitchen and living room with a large east facing window for your early morning coffee. Over sized kitchen island means you can pull off any large gathering, with any number of friends and family. Home has fully automated window treatments in four main rooms. Second level offers two large bedrooms, both with full ensuite baths and the primary has double vanities, white marble tile floors, stand alone soaker tub, oversized shower, very spacious walk-in closet, complete with built-ins and a window. Enjoy the convenience of second floor laundry. Lower level has a large third bedroom, great closet space, fantastic living room, another full bathroom and extra storage. Perfect yard for your BBQ's and the single attached garage and visitor parking are literally steps away.



Owning one of four unit condo complex has very low traffic of neighbours, very low affordable condo fees and will be the perfect place to call home for years to come. This Capitol Hill location is very close to North Hill mall, confederation park, SAIT, C-train, and all major roadways as well downtown.

Built in 2020

### **Essential Information**

MLS® #	A2161604
Price	\$624,900
Sold Price	\$611,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,315
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	2, 1416 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1A6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 31st, 2024
Date Sold	October 22nd, 2024
Days on Market	52
Zoning	M-CG
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 PowerRealty.ca
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