

\$1,014,900 - 1820 19 Avenue Nw, Calgary

MLS® #A2170760

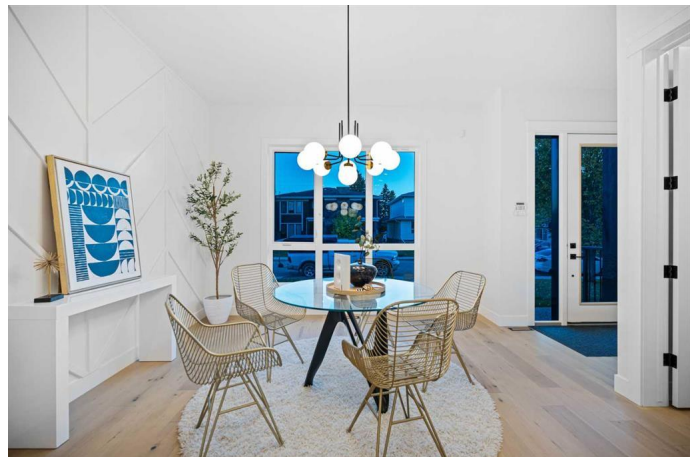
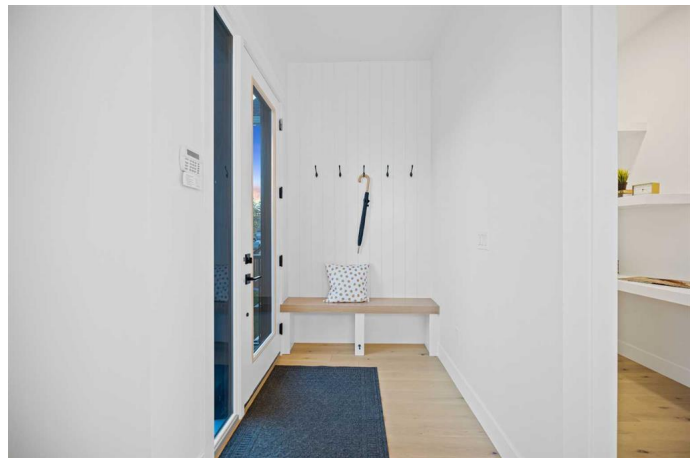
\$1,014,900

4 Bedroom, 5.00 Bathroom, 1,997 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

****FREE A/C INSTALLED IF THE SALE IS FIRM BEFORE NOVEMBER 1ST****
IMMEDIATE POSSESSION AVAILABLE | 4 BEDROOMS | 4.5 BATHROOMS | 3 ENSUITE BATHROOM UPSTAIRS | DEN ON THE MAIN LEVEL | GYM IN THE BASEMENT | WET BAR | BOTH SIDES ARE AVAILABLE (East side has black and white cabinets) | Welcome to a residence that redefines luxury living – a stunning brand-new semi-detached two-storey home in the coveted Capitol Hill neighborhood of Calgary. A masterpiece of design, this home exudes elegance and comfort with luxury upgrades throughout, offering a lifestyle of unparalleled refinement. As you step through the front door, the main floor unfolds into a seamless blend of living, kitchen, and den spaces. Hardwood flooring graces every inch of the expansive main level, complemented by lofty 10-foot ceilings that create an atmosphere of grandeur and sophistication. The kitchen is a chef's dream, complete with high-end appliances, a built-in pantry, and a stylish kitchen island – the perfect setting for culinary creativity. The den, featuring a built-in desk, offers a versatile space that can be transformed into a home office or a cozy reading nook. Venture upstairs to the private sanctuary of three bedrooms, each accompanied by its own ensuite for the utmost convenience and comfort. The master bedroom is a true retreat, boasting a 5-piece ensuite with a stand-alone tub, a tiled shower, and a double vanity. The luxury is elevated



further with the inclusion of a roughed-in steam shower – envision the soothing experience awaiting you. Adding to the convenience, the laundry facilities are thoughtfully located on the upper level, complete with a sink for added functionality. The fully finished basement extends the living space, featuring a recreational room, a gym for fitness enthusiasts, an additional bedroom, a wet bar for entertaining, and a modern 3-piece bathroom with a standing shower. Embrace outdoor living with the double detached garage and a welcoming deck in the fully landscaped and fenced backyard. The discerning buyer has the exciting opportunity to personalize this exquisite home by choosing their preferred finishings, ensuring a space that perfectly aligns with their individual style. But the luxuries don't end there – this home is equipped with thoughtful extras. Imagine the comfort of roughed-in air conditioning during hot summer days, heated floors in the basement for added warmth, and the convenience of integrated speakers and an alarm system. Immerse yourself in the epitome of contemporary luxury in the heart of Capitol Hill. This meticulously crafted residence is not just a home; it's an invitation to a lifestyle defined by sophistication, comfort, and thoughtful design.

Built in 2023

Essential Information

MLS® #	A2170760
Price	\$1,014,900
Sold Price	\$999,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	1,997
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1820 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Range, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
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 Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 22nd, 2024
Days on Market	18
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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