

\$949,900 - 1611 19 Avenue Nw, Calgary

MLS® #A2178552

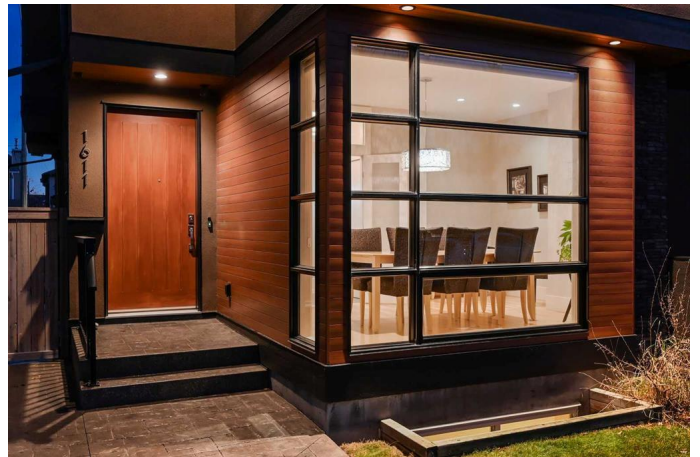
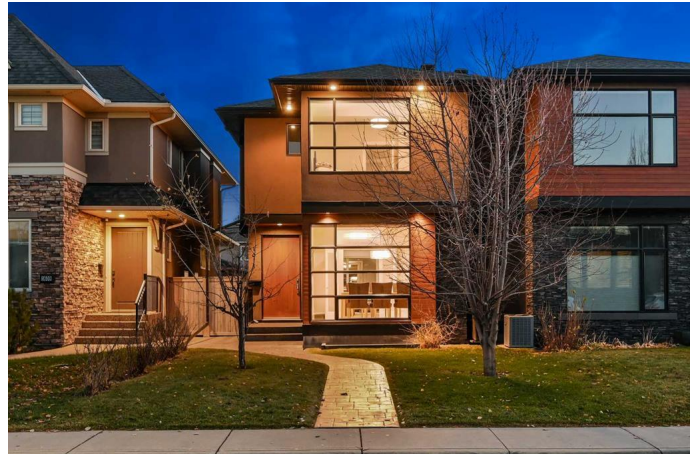
\$949,900

4 Bedroom, 4.00 Bathroom, 1,955 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

WELCOME to this coveted SUNNY SOUTH backyard duplex, where CHARACTER and CONTEMPORARY come together in a PRIME location. Step inside spacious foyer, a unique entry that creates PRIVACY. LARGE FORMAL DINING room with double doors fits table for eight, cantilever for cabinet/buffet or would make fabulous OFFICE with floor to ceiling windows! OPEN CONCEPT w/HARDWOOD throughout, Kitchen with TWO PANTRIES, GAS cooktop, WALL oven and microwave, LONG island for entertaining and food prep, QUARTZ counters, LOADS of storage in wood cabinets w/SOFT CLOSE hardware plus adjacent eating NOOK. 2-PCE POWDER room is TUCKED AWAY! LIVING room with 10-foot ceiling, corner GAS FIREPLACE and VIEW to the BEAUTIFUL backyard. MUDROOM with EXTRA CLOSET takes you to the back deck filled with sunlight. ELECTRIC AWNING protects you on those hot summer days - not to mention CENTRAL AIR. DOUBLE garage is HEATED and has PAVED back lane. UPSTAIRS the PRIMARY is a true RETREAT: VAULTED ceiling, GAS FIREPLACE surrounded by windows, SPACIOUS for bedroom SUITE including KING bed; WALK-IN closet offers lots of storage; ENSUITE with AMAZING shower - double shower heads, R/I for steam, DOUBLE vanities w/QUARTZ countertops. TWO additional bedrooms and 4-piece BATH with AIR JET tub make this a comfortable FAMILY FRIENDLY home. LAUNDRY ROOM on 2ND



FLOOR includes SINK, hanging BAR, LOADS of CABINETS for MORE STORAGE. FULLY finished basement w/NINE FOOT ceilings, built-in shelving, LOTS of room for both MEDIA and GYM. FOURTH bedroom with another 4-PIECE bath for guests or teens. This home has so many EXTRAS: SMOOTH CEILINGS, potlights, SKYLIGHT and SOLAR TUBES; HEATED tile in BATHROOMS; IN-FLOOR HEAT in basement; stamped concrete meticulously maintained, extra STORAGE in basement & UTILITY room, CENTRAL VAC, and extra fridge and freezer can be included! All this on QUIET street, HIGHLY WALKABLE to NORTH HILL SHOPPING, SAIT, community hall & PLAYGROUND, CONFED PARK, transit including LRT station, with EASY ACCESS into downtown, HWY 1 and 14th STREET. ACT FAST - not very many SOUTH backyards come along with this quality construction!

Built in 2013

Essential Information

MLS® #	A2178552
Price	\$949,900
Sold Price	\$938,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,955
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1611 19 Avenue NW
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, On Street, Paved, Rear Drive

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), French Door, Jetted Tub, Solar Tube(s), WaterSense Fixture(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Tile, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 22nd, 2024

Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.