

# \$1,049,300 - 1635 19 Avenue Nw, Calgary

MLS® #A2213172

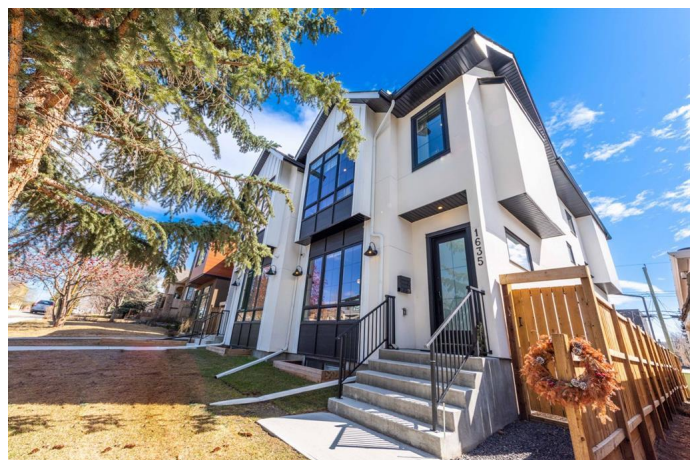
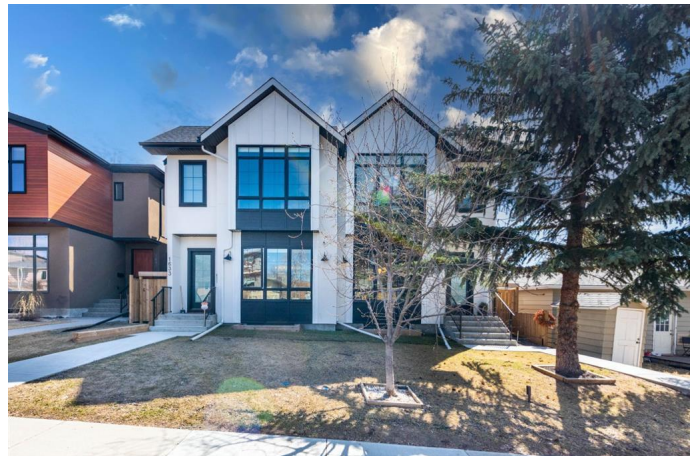
**\$1,049,300**

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Fully Upgraded, Semi-Detached INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, around 2900 sq ft total covering area is unlike anything else you will see! Entering you will be greeted with a large foyer, open concept main floor with 10 FEET CEILINGS, Large formal DINING area with decorative FEATURE WALL, spacious kitchen match the ceiling height cabinets with 14"™ huge island, quartz counter tops and KITCHEN AID stainless steel appliances packages. The bright and spacious living room with FIREPLACE acts as a welcoming hub, with direct access to the back patio. The rear mudroom features built-in lockers and a bench, keeping everyone organized as they head in and out of the house. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the en suite features a barn door entrance, heated floors, a free standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full bathroom, a full laundry room. The BASEMENT with 10 FEET CEILING is where the fun is at featuring a huge rec room which includes a wet bar. The basement with 10 Feet ceiling also has a spacious bedroom with a walk in closet, a full bathroom, a built in closet, storage space . ALSO comes with double detached garage. Few minutes to downtown, schools, Calgary University and shopping.



Built in 2023

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213172               |
| Price          | \$1,049,300            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1635 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M1B2            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                            |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Entrance, Private Yard      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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