

# \$900,000 - 1605 19 Avenue Nw, Calgary

MLS® #A2212336

**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to your dream home in the heart of sought-after Capitol Hill! This stunning semi-detached beauty blends luxury, comfort, and convenience in one perfect package – ideal for families or professionals looking to elevate their lifestyle. Step inside and be greeted by a bright, spacious layout with hardwood floors throughout the main level and high-end finishings at every turn. The formal living room offers an elegant space to entertain, while the gourmet kitchen is a chef's paradise, featuring quartz countertops, an eating bar with built-in wine bar, top-tier appliances, and a spacious dining area perfect for family dinners or hosting guests. Unwind in the sun-drenched family room, complete with a cozy gas fireplace and custom feature wall – the perfect spot to curl up with a book or enjoy movie night with built-in stereo system and Hunter Douglas blinds throughout. The functional mudroom offers custom shelving and coat racks, plus a stylish 2-piece powder room. Upstairs, retreat to your primary suite sanctuary with soaring ceilings, a double-sided fireplace, and an opulent ensuite with soaker tub, heated floors, double vanities, and a walk-in closet with built-ins galore. Two more generous bedrooms, a modern 4-piece bath, and a convenient laundry room with sink and counter space complete the upper level. The fully developed basement is a true bonus with 9-ft ceilings, in-floor heating, a sleek wet bar, a 3-piece bath, and an extra bedroom for guests



or office space. Enjoy the sunny, south-facing backyard, complete with a private patio, full fencing, and beautiful landscaping. The double detached garage provides ample storage and parking. All of this just minutes from SAIT, the LRT, and North Hill Centre – a true gem in a walkable, family-friendly community. Location. Luxury. Lifestyle. This home has it all – don't miss your chance to view it!

Built in 2012

### Essential Information

MLS® #	A2212336
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1605 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1B2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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