

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

MLS® #A2213172

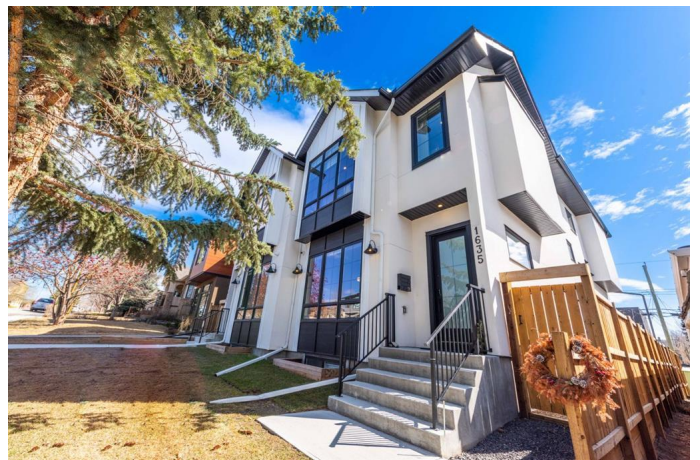
**\$1,049,300**

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 | 30               |
| Zoning         | R-CG             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.