

**1635 19 Avenue NW  
Calgary, Alberta**

**MLS # A2229008**



**\$1,019,300**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

Open House July 14, 15, 16 from 2pm-5pm. **STUNNING FULLY UPGRADED SEMI-DETACHED INFILL DESIRABLE CAPITOL HILL!** Welcome to this beautifully designed and fully upgraded semi-detached infill located in the sought-after community of Capitol Hill, NW Calgary. Boasting nearly 2,900 sq ft of luxurious living space, this home seamlessly blends modern elegance with thoughtful functionality. Step inside to a bright, open-concept main floor with soaring 10-FOOT CEILING that create an airy, spacious feel. The formal dining area is enhanced by a stylish feature wall, perfect for entertaining. The chef-inspired kitchen showcases full-height cabinetry, a massive 14-foot quartz island, and premium KitchenAid stainless steel appliances—ideal for culinary creativity. The inviting living room is centered around a cozy gas fireplace and provides direct access to the rear patio, perfect for indoor-outdoor living. A smartly designed mudroom with custom built-ins adds convenience and organization. Upstairs, the elegant primary suite features a vaulted ceiling, large walk-in closet with built-ins, and a luxurious spa-like ensuite. Relax in the freestanding tub, enjoy the fully tiled steam shower with bench, and appreciate the warmth of heated floors—all behind a chic barn door entrance. Two additional spacious bedrooms, a full bath, and a separate laundry room complete the upper level. The fully finished basement with impressive 10-FOOT ceilings is an entertainer's dream, offering a massive recreation room with a stylish wet bar, a generous fourth bedroom with a walk-in closet, full bathroom, and extra storage space. This home is complete with a double detached garage and is ideally located just minutes to downtown Calgary, University of Calgary, top-rated schools, parks, and shopping. Don't miss your chance to own this exceptional inner-city

property—modern luxury meets unbeatable location!