

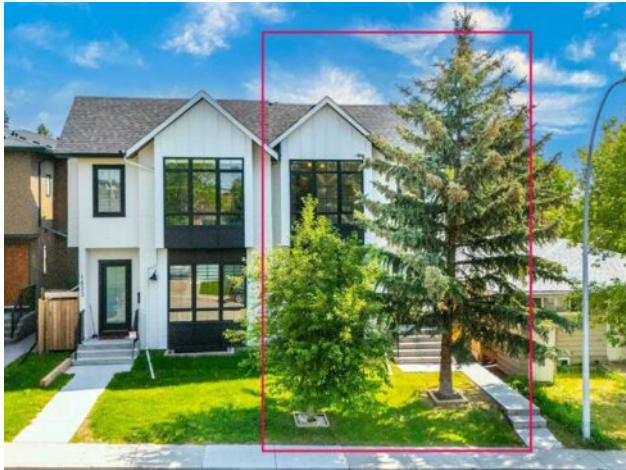


GRASSROOTS
REALTY GROUP

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1635 19 Avenue NW
Calgary, Alberta

MLS # A2229008



\$1,019,300

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

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

Inclusions: NA

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!