



GRASSROOTS
REALTY GROUP

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1309 19 Avenue NW
Calgary, Alberta

MLS # A2236476



\$949,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,945 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wired for Sound		

Inclusions: TV mounts, Exterior Security Lights,

Welcome to this beautiful home offering nearly 2,800 sq. ft. of professionally developed living space in the heart of Capitol Hill! This stunning contemporary residence combines functionality, elegance, and convenience. Step inside the main level, where soaring 10' ceilings and oversized windows flood the space with natural light. The dream kitchen is designed for both everyday living and entertaining, complete with upgraded stainless appliances, quartz counter tops, gas stove and large pantry. Large open floor plans with a cozy family room off the kitchen, new tile surround on the gas fireplace and an enclosed mudroom to keep everything organized. Upstairs, you'll find two generously sized bedrooms, a full bathroom with dual vanities, a full laundry room, and a luxurious primary suite featuring a spacious walk-in closet and spa-inspired ensuite with an impressive 7-ft curbless shower. The fully finished lower level adds even more versatility, with a large media/games room that includes a wet bar, a fourth bedroom, full bathroom, and two separate storage areas. Step outside to a sunny south-facing backyard with a raised composite deck—perfect for relaxing or entertaining—and an exposed aggregate walkway connecting the front street to the back lane. This home also includes central AC, electrical rough-in for future solar panels, in-floor heat in the basement and much more! With high-end finishes, thoughtful upgrades, and unbeatable location, this home has it all— just minutes from downtown and walking distance to schools, the LRT, and Confederation Park.