



GRASSROOTS
REALTY GROUP

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219 19 Avenue NW
Calgary, Alberta

MLS # A2284015



\$920,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,999 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this executive-style duplex located on a quiet cul-de-sac in a sought-after NW Calgary community near West Hillhurst and Tuxedo Park. Offering 4 bedrooms and 3.5 bathrooms, this spacious home blends modern comfort with inner-city convenience. The bright, open main floor features a large island kitchen, generous living and dining areas, and a cozy fireplace—perfect for everyday living and entertaining. Luxury upgrades include heated tile flooring, a spa-inspired steam shower, a whole-home water filtration system, and central air conditioning. A skylight upstairs enhances natural light throughout the upper level. Enjoy a private fenced backyard, double detached garage, and additional off-street parking. Minutes from Confederation Park, Bow River pathways, Kensington, and downtown Calgary, with easy access to major routes. A rare opportunity for stylish, comfortable inner-city living.