



1533 19 Avenue NW
Calgary, Alberta

MLS # A2143617

\$895,000



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|------------------|--|---------------|-------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,132 sq.ft. | Age: | 1992 (32 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Off Street, Parking Pad, Permit Required | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape, Street Lighting, Paved, Rectangula | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | RC-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to the family friendly neighborhood of Capitol Hill. This Charming 2 storey home offers total over 3200 sq ft of living space and located on a quiet street, only a few short minutes walk to Confederation Park, SAIT and a block away from a community park, inner-city detached 35' lot home in Capitol Hill. As you step inside, you're greeted by a high ceiling entrance with an architectural marvel staircase that brings the classic sophistication. This home features exquisite hardwood flooring throughout, enhancing a 3 way fireplace, formal dining room. The kitchen has a custom matching cabinet sub-zero fridge chef's delight, boasting its elegant design elements. Upstairs, the master bedroom is serene retreat with a spacious walk-in closet and a newer luxury vinyl floor, a luxurious ensuite bathroom with granite counters and modern fixtures. The second bedroom has a balcony to overlook the well matured tree neighborhood with newer luxury vinyl floor and a modern ensuite barn door trendy design. Additional bonus room and an office space complete the upper floor. The basement is equally impressive, with the beautiful grand circular staircase leading to spacious area for gym, entertainment/family room for family and friends and an office or wine storage. An additional bedroom, 3 pcs. bathroom and plenty of storage complete this fantastic basement. The 2 tier deck backyard is surrounded by fences, making it the perfect private place to spend warm Spring and Summer days. A double car garage and RV parking space provides the convenience of this home. This home undergone renovation that redefines its elegance with new carpet (2024), newer paint (2022), Poly B Plumbing replaced (2021), Soffit, Eavestrough and Downspouts replace (2020), and two newer HE furnaces (2023). This is the family home you have been waiting for. Don't miss out. Call your

favourite REALTOR to book your private tour.