



**GRASSROOTS**  
REALTY GROUP

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**1605 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2212336**



**\$900,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2012 (13 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, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** na

Welcome to your dream home in the heart of sought-after Capitol Hill! This stunning semi-detached beauty blends luxury, comfort, and convenience in one perfect package &mdash; ideal for families or professionals looking to elevate their lifestyle. Step inside and be greeted by a bright, spacious layout with hardwood floors throughout the main level and high-end finishings at every turn. The formal living room offers an elegant space to entertain, while the gourmet kitchen is a chef's paradise, featuring quartz countertops, an eating bar with built-in wine bar, top-tier appliances, and a spacious dining area perfect for family dinners or hosting guests. Unwind in the sun-drenched family room, complete with a cozy gas fireplace and custom feature wall &mdash; the perfect spot to curl up with a book or enjoy movie night with built-in stereo system and Hunter Douglas blinds throughout. The functional mudroom offers custom shelving and coat racks, plus a stylish 2-piece powder room. Upstairs, retreat to your primary suite sanctuary with soaring ceilings, a double-sided fireplace, and an opulent ensuite with soaker tub, heated floors, double vanities, and a walk-in closet with built-ins galore. Two more generous bedrooms, a modern 4-piece bath, and a convenient laundry room with sink and counter space complete the upper level. The fully developed basement is a true bonus with 9-ft ceilings, in-floor heating, a sleek wet bar, a 3-piece bath, and an extra bedroom for guests or office space. Enjoy the sunny, south-facing backyard, complete with a private patio, full fencing, and beautiful landscaping. The double detached garage provides ample storage and parking. All of this just minutes from SAIT, the LRT, and North Hill Centre &mdash; a true gem in a walkable, family-friendly community. Location. Luxury. Lifestyle. This home has it all &mdash; don't miss your

chance to view it!