

# \$900,000 - 1605 19 Avenue Nw, Calgary

MLS® #A2212336

**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

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 – 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 – 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 SALT, the LRT, and North Hill Centre – a true gem in a walkable, family-friendly community. Location. Luxury. Lifestyle. This home has it all – don't miss your chance to view it!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212336               |
| Price          | \$900,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,869                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1605 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1B2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 18               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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