

1802 19 Avenue NW  
Calgary, Alberta

MLS # A2133459



**\$730,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 275

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar

**Inclusions:** None

Welcome to your dream home in the amazing neighborhood of Capitol Hill. This brand-new, premium south facing corner unit townhouse offers a blend of modern elegance and comfort, perfect for those seeking a high-end living experience. Featuring a spacious interior with over 1,800 square feet of living space, open-concept designs, high ceilings, and large windows that flood each room with natural light. The gourmet kitchen boasts quartz countertops, high end appliances, and custom cabinetry — ideal for both cooking enthusiasts and entertainers. Enjoy a beautiful Master bedroom upstairs with luxury ensuite and large windows giving you views of downtown Calgary. The fully finished basement is luxurious and comes with a full wet bar and recreation room, plus a large bedroom and bathroom. Located just minutes from downtown Calgary, SAIT, U of C, Confederation Park, gourmet restaurants and coffee shops, and many other amenities. Embrace the ultimate urban lifestyle with the tranquility of a residential neighborhood.