

1403 19 Avenue NW
Calgary, Alberta

MLS # A2177925



\$774,900

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 192
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Wet Bar		

Inclusions: N/A

One unit remaining! Discover the perfect blend of modern design and urban convenience in this exquisite front unit located in the highly sought-after Capitol Hill community. With beautifully crafted living space, this home offers comfort and elegance at every turn. As you step inside, you'll be welcomed by a bright and airy main floor, featuring 9' ceilings and sleek vinyl plank flooring. The inviting living room, with its stylish electric fireplace, seamlessly connects to the dining area and the gourmet kitchen. The kitchen is a chef's delight, boasting quartz countertops and custom cabinetry. Venture upstairs to find three spacious bedrooms, including a luxurious master suite. The master suite is a serene retreat, complete with a 4-piece ensuite featuring his and her sinks and a generous walk-in closet. The upper level also houses a laundry area and an additional full bathroom with a shower. The fully developed basement expands your living space with a versatile flex area, a chic wet bar, an extra bedroom, and a full bathroom. This space is perfect for entertaining guests or providing extra room for family members. Situated in the vibrant Capitol Hill neighborhood, this property offers unparalleled access to parks, schools, shopping centers, and transit systems, ensuring a convenient and dynamic lifestyle. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities.