



1826 19 Avenue Calgary Alberta

\$1,129,000

You'll absolutely love your new MOVE-IN READY DETACHED INFILL in a prime location in CAPITOL HILL! The highly desirable location is only improved upon by this home's fantastic layout, upscale finishings, and the modern 2-BED LEGAL BASEMENT SUITE! Teachers and students have been calling Capitol Hill home for a long time, as SAIT is only a 15-min walk away, and the University is a breezy 10-min commute. Professionals have also called the neighbourhood home with the 12-min commute to the Core! Sticking close to home for outdoor activities is also easy, with Confederation Park and Riley Park a short bike ride away. Enjoy Calgary favourites close by like Peter's Drive-In, Boogies Burgers, Loco Lou's, and Jimmy's for the city's best shawarma! And don't worry about amenities and shopping - North Hill Centre and Kensington are down the road. Your home's curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into an open foyer with a built-in bench and closet, with direct access to the front dining room w/ an eye-catching feature wall and designer chandelier. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious kitchen, featuring undercabinet LED lighting, designer pendant lights, ceiling-height custom cabinetry, a designer tile backsplash, an oversized central island with an endless quartz countertop, a dual basin undermount sink, tons of lower drawers, and lovely wood-accent throughout! An additional coffee bar or entertaining station sits across the kitchen with room for a wine fridge with more cabinetry and a quartz counter. The family room enjoys an inset gas fireplace with brick surround and an upper mantel with a wood slat wall, built-in millwork with open display shelving and cabinetry for storage, and direct access to the back deck through large sliding glass doors. A rear mudroom with a built...

3pc Bathroom 8.42 Ft x 5.00 Ft

5pc Bathroom 8.83 Ft x 15.50 Ft

Bedroom 10.25 Ft x 11.17 Ft

Bedroom 10.83 Ft x 11.17 Ft

Laundry room 8.42 Ft x 5.42 Ft

Primary Bedroom 12.33 Ft x 15.50 Ft

Bedroom 9.17 Ft x 9.83 Ft

Kitchen 9.00 Ft x 8.08 Ft

Recreational, Games room 14.75 Ft x 15.75 Ft

Furnace 6.83 Ft x 8.00 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

Dining room 11.92 Ft x 10.83 Ft

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Listing Presented By:



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See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267

arobinson@cirrealty.ca

Other 8.42 Ft x 6.92 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 11.17 Ft x 9.75 Ft

Foyer 7.58 Ft x 8.25 Ft

Kitchen 15.00 Ft x 22.00 Ft

Living room 14.00 Ft x 12.17 Ft