



## 1826 19 Avenue Calgary Alberta

\$1,092,000

\*Both sides available\* 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 & students have been calling Capitol Hill home for a long time, as SAIT is only a 15-min walk away, and the University of Calgary 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 & 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 & 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. ...

3pc Bathroom 8.42 M x 5.00 M

5pc Bathroom 8.83 M x 15.50 M

Bedroom 10.25 M x 11.17 M

Bedroom 10.83 M x 11.17 M

Laundry room 8.42 M x 5.42 M

Primary Bedroom 12.33 M x 15.50 M

Bedroom 9.17 M x 9.83 M

Kitchen 9.00 M x 8.08 M

Recreational, Games room 14.75 M x 15.75 M

Furnace 6.83 M x 8.00 M

2pc Bathroom 5.42 M x 5.00 M

Dining room 11.92 M x 10.83 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Other	8.42 M x 6.92 M	Foyer	7.58 M x 8.25 M
4pc Bathroom	7.58 M x 4.83 M	Kitchen	15.00 M x 22.00 M
Bedroom	11.17 M x 9.75 M	Living room	14.00 M x 12.17 M