



1325 19 Avenue Calgary AB

\$748,800

Arts and Crafts inspired 2 storey home in the desirable community of Capitol Hill. Close to schools, shopping, The University of Calgary, SAIT and a quick commute to downtown, this home has 2,700 sq ft of developed space with 4 bedrooms and 4 bathrooms. Oak floors, cherry cabinets, 9 ft ceilings, 3 sided gas fireplace and craftsmanship details compliment a beautiful open floor plan on the main level. Chefs kitchen with sparkling granite counter tops, 2nd prep sink in island, 2 eating bars, and stainless appliances including double wall ovens! Upstairs is a comfortable master suite with sitting area, custom built oak closets, and ensuite with dual vanities, air jet tub and generous shower. A laundry room and 2nd and 3rd bedrooms connected by a Jack and Jill full bathroom complete this floor. Basement has 4th bedroom, full bathroom, wet bar area, family room. Mature perennial garden in the front, fully fenced south backyard with deck and over-sized double detached garage. Vacuum system is fully installed and includes all accessories

Kitchen 16'8" x 11'8"

Master Bedroom 17'2" x 11'8"

Dining Room 16' x 10'6"

Bedroom 11'8" x 11'2"

Living Room 17'10" x 11'8"

Bedroom 11' x 10'8"

Recreation Room 17' x 14'6"

Bedroom 14'6" x 10'10"

Laundry Room 7' x 4'

Other 10' x 5'4"

Utility Room 10' x 5'2"



Nancy Calvin

SOTHEBY'S INTERNATIONAL REALTY
CANADA

Phone: (403) 519-6146
ncalvin@sothebysrealty.ca



Royal

LePage Benchmark

#430 - 7220 Fisher Street SE,
Calgary, AB, T2H 2H8

Phone: 403.301.7227
clyall@royallepage.ca