



# 1628 19 Avenue Calgary Alberta

\$949,900

THIS IS IT! Welcome to your stunning new 2-story duplex in the highly sought-after neighbourhood of Capitol Hill! This stunning home combines modern elegance with classic charm, offering an ideal living space for families or urban professionals. As you enter, you'll be greeted by a bright and open layout that is flooded with natural light. High ceilings create an inviting, and open atmosphere. The cozy living area features a stylish gas fireplace, perfect for relaxing evenings or entertaining friends. The gourmet kitchen boasts stainless steel appliances, a gas-cooktop, ample built-ins and storage, making it both functional and aesthetically pleasing. Upstairs, you'll find 2 generously sized bedrooms, each equipped with large closets for added convenience. The master bedroom serves as a true retreat, complete with a beautiful 5-piece ensuite bathroom that elevates your daily routine. Natural light continues upstairs, highlighted by the elegant skylight that enhances the overall ambiance. Enjoy the convenience of a dedicated laundry space on the upper floor, making chores a breeze. The fully finished basement expands your living space, ideal for a recreation room, home office, or additional storage. This home includes a double detached garage, providing both parking and extra storage. Experience the vibrant community of Capitol Hill, with easy access to downtown, city transit, parks, playgrounds, SAIT, the Trans Canada Highway, and a variety of restaurants and shopping options. Don't miss your chance to own this gem! Schedule a viewing today and discover the charm and convenience of this beautiful duplex in Capitol Hill NW! (id:6769)

Other Measurements not available

Bedroom 11.50 Ft x 12.00 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Furnace 8.17 Ft x 8.50 Ft

Recreational, Games room 15.83 Ft x 19.08 Ft

Foyer 8.67 Ft x 6.58 Ft

Dining room 10.25 Ft x 12.83 Ft

Kitchen 19.42 Ft x 16.00 Ft

Other 11.17 Ft x 5.08 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

5pc Bathroom 13.25 Ft x 7.83 Ft

Primary Bedroom 14.25 Ft x 13.58 Ft

Other 6.83 Ft x 9.50 Ft

4pc Bathroom 4.92 Ft x 9.50 Ft

Laundry room 6.00 Ft x 5.75 Ft

Bedroom 14.17 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.chrisfordrealtor.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 13.42 Ft x 14.33 Ft

Bedroom 14.17 Ft x 11.67 Ft