



1712 19 Avenue Calgary Alberta

\$795,000

OPEN HOUSES Sept 13th 9:30-11:30AM & Sept 14th 12-3PM! Indulge in an enviable lifestyle with this designer townhome in the inner city. Ideally located and beautifully maintained, this functional space is an investment that truly encompasses modern living. Central to countless amenities, this end unit is flooded by natural light from abundantly placed windows, and each of the high quality finishings incorporated throughout remain in pristine condition. Enter through the foyer and ascend an open riser and glass framed staircase into the vast second floor living space. Indulge in 9' ceilings, on-site refinished Walnut flooring, and a metal framed gas fireplace set against the bright, freshly painted walls. From here access one of the exclusive outdoor patio spaces with a gas line for BBQing. The open concept layout connects seamlessly into the chef's kitchen, featuring built-in stainless steel appliances and meticulously crafted millwork with shelving, a sleek metal backslash, and accompanying quartz counters. Truly an entertainer's dream; with optimal space for hosting and storage, including the breathtaking large kitchen island with contemporary hanging light fixture above. A nearby powder room with stone backslash and quartz counters is conveniently tucked away and completes the second level. Up on the third floor two large secondary bedrooms can be found, one with an adjoining balcony for a peaceful and private escape. Enjoy the flexibility to convert these spaces according to your lifestyle, whether as a home office, workout area or guest quarters. A spacious 5-piece bathroom connects to both, and features dual vessel sinks, premium tiled flooring, deep soaker tub and a standup glass enclosed shower. The nearby laundry room includes built-in shelving, with a subtle open-to-below detail above the stairs working with light reflecting in from the windows to further i...

Kitchen 17.75 Ft x 8.50 Ft

Living room 14.92 Ft x 11.58 Ft

Dining room 11.42 Ft x 7.00 Ft

2pc Bathroom 7.17 Ft x 3.42 Ft

Bedroom 10.42 Ft x 12.33 Ft

5pc Bathroom 7.92 Ft x 14.67 Ft

Bedroom 11.17 Ft x 14.08 Ft

Primary Bedroom 12.33 Ft x 14.17 Ft

6pc Bathroom 8.92 Ft x 13.08 Ft

Other 14.08 Ft x 5.25 Ft

Furnace 6.00 Ft x 15.00 Ft

Listing Presented By:



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CIR Realty

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