

## 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, ceilingheight 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-accents 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  $14.75 \, \text{Ft} \times 15.75 \, \text{Ft}$ 

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 Display of MLS data is deemed reliable but is not guaranteed accurate by CREA. Listing Presented By:



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## Real Estate Professionals Inc.

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Phone: 403-547-4102 cm.mackenzie@shaw.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 × 8.25 Ft **Kitchen** 15.00 Ft × 22.00 Ft **Living room** 14.00 Ft × 12.17 Ft