



# 528 19 Avenue Calgary Alberta

\$1,675,000

Discover sophisticated urban living with this BRAND NEW infill, offering over 2,800 ft<sup>2</sup> of meticulously designed space. Nestled amongst charming turn-of-the-century homes and modern developments, this home boasts an unrivalled location and unparalleled convenience. Upon entering, you are greeted by soaring 11-foot ceilings that enhance the sense of grandeur. The formal dining room flows seamlessly into the open-concept kitchen, a chef's dream equipped with a premium gas stove, built-in appliances, and an impressive quartz island—ideal for hosting gatherings. The living room is a haven of comfort, featuring a fireplace with custom built-ins and direct access to the rear deck. Ascend to the second floor, where 10-foot ceilings create an airy ambiance, and the primary bedroom showcases a stunning vaulted ceiling. Each of the two additional bedrooms includes walk-in closets with built-ins, while the primary suite is a sanctuary of luxury with a 5-piece ensuite featuring a soaker tub, double vanity, and heated floors. The fully finished basement offers a cozy rec room complete with a wet bar and beverage center, a dedicated fitness room, a 4-piece bath, and an additional bedroom. Outdoor living is equally impressive with low-maintenance landscaping in the front, a fully fenced yard, and a double garage with paved alley. This home comes equipped with rough-ins for A/C, in-floor heating, a steam shower, and central vacuum, ensuring comfort and convenience at every turn. Embrace the blend of historic charm and modern luxury in this exceptional inner-city home. (id:6769)

4pc Bathroom 9.50 Ft x 4.92 Ft

5pc Bathroom 9.33 Ft x 11.67 Ft

Bedroom 9.58 Ft x 12.67 Ft

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Laundry room 7.75 Ft x 5.75 Ft

Primary Bedroom 16.08 Ft x 12.92 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft

Bedroom 14.50 Ft x 10.58 Ft

Exercise room 7.50 Ft x 8.83 Ft

Recreational, Games room 14.50 Ft x 14.17 Ft

Furnace 7.42 Ft x 6.67 Ft

2pc Bathroom 4.83 Ft x 5.08 Ft

Dining room 10.58 Ft x 12.25 Ft

Kitchen 17.67 Ft x 24.92 Ft

Living room 15.92 Ft x 13.83 Ft

Listing Presented By:



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