



# 1131 19 Avenue Calgary Alberta

\$879,000

Welcome to Capitol Hill! This beautifully appointed infill sits on a quiet street in one of the neighbourhood's best locations. With a coveted south-facing backyard and just minutes to downtown, this is one you won't want to miss. Step inside and you'll immediately notice charming features that set this home apart from brand-new builds. The floorplan is smartly designed, starting with a front sitting room that makes an ideal TV room, playroom, or home office. At the rear of the home, the kitchen is features full-height cabinetry, stainless steel appliances, and an island perfect for meal prep and casual dining. The adjacent dining area provides a welcoming space for family meals. The kitchen flows into a bright and spacious family room--perfect for entertaining or relaxing by the fireplace while enjoying views of the sunny south-facing backyard. Upstairs, you'll find three bedrooms, including a spacious primary suite with a fireplace, a large walk-in closet and a 5-piece ensuite with soaker tub, and steam shower. The upper level also includes a thoughtfully designed laundry area with a sink, plenty of storage, and counter space. The lower level offers even more living space with a large rec room and 3rd fireplace this space is perfect for kids, entertaining, or movie nights. A full wet bar with an island and ample storage adds to the appeal. The fourth bedroom and a 4-piece bath complete this level, providing convenience for visitors. Step outside to enjoy your own private summer retreat. The sunny south-facing backyard concrete patio area, and a lawn for outdoor activities plus a double insulated and drywalled garage. Additional upgrades include. This is a rare opportunity to live in a highly sought-after neighbourhood, surrounded by mature trees, wonderful neighbours and with easy access to inner-city amenities, transit, schools, and more. (id:6769)

Family room 18.92 Ft x 17.00 Ft  
Other 8.33 Ft x 8.00 Ft  
Bedroom 13.67 Ft x 10.33 Ft  
3pc Bathroom 8.92 Ft x 4.92 Ft  
Kitchen 13.83 Ft x 8.92 Ft  
Dining room 14.50 Ft x 11.08 Ft

Other 7.42 Ft x 5.08 Ft  
2pc Bathroom 5.17 Ft x 4.58 Ft  
Laundry room 9.33 Ft x 5.50 Ft  
Primary Bedroom 14.00 Ft x 13.67 Ft  
Bedroom 14.17 Ft x 10.92 Ft  
Bedroom 11.17 Ft x 9.92 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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**RE/MAX Realty Professionals**

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Foyer 6.75 Ft x 4.83 Ft

4pc Bathroom 8.25 Ft x 5.50 Ft

Living room 19.42 Ft x 12.00 Ft

5pc Bathroom 13.25 Ft x 6.33 Ft