



# 1727 19 Avenue Calgary Alberta

\$1,244,999

Welcome to the heart of desirable Capitol Hill. This newly constructed two-storey home combines inner-city convenience with family-first design. It offers just under 2,900 square feet of living space that balances entertainment and residential areas to create an exceptional home. A key feature is a developed basement legal suite that is self-contained and configured to provide both privacy and income potential. The basement can be a two-bedroom rental or private accommodation with its own entry. The main floor impresses with 10-foot ceilings and large windows that bring abundant natural light. The kitchen is designed for cooking and conversation: a BERTAZZONI gas cooktop, Taj Mahal quartz countertops and full backsplashes, and continuous cabinetry that supports efficient workflow. A defined separation between the kitchen and the living room at the rear creates clear zones for meal prep and relaxing. The living room is anchored by a gas fireplace, while large sliding doors open to the rear deck. The outdoor space is fully fenced and professionally landscaped, offering a low-maintenance setting for children, pets and summer entertaining. Upstairs is organized for privacy and daily ease. The vaulted primary retreat includes a spacious walk-in closet and a spa-like ensuite with a steam shower, freestanding tub, dual vanities and heated flooring for added comfort. Two additional well-sized bedrooms are served by two full baths on the level, a linen closet and a dedicated laundry room that smooths morning routines. Generous closets and clear sight lines add practical value throughout. The two bedroom lower legal suite is self-contained with its own entrance, full kitchen, full bath and laundry, ideal for rental income or extended family. Sound-conscious detailing and smart mechanical placement maintain separation and comfort for both households. Finishes include engineered...

- 3pc Bathroom 5.58 Ft x 8.08 Ft
- 3pc Bathroom 6.08 Ft x 7.58 Ft
- 5pc Bathroom 9.67 Ft x 11.92 Ft
- Bedroom 9.75 Ft x 17.17 Ft
- Bedroom 9.58 Ft x 20.58 Ft
- Laundry room 7.83 Ft x 5.50 Ft

- Bedroom 14.83 Ft x 10.08 Ft
- Bedroom 8.83 Ft x 11.75 Ft
- Kitchen 11.17 Ft x 11.17 Ft
- Living room 11.17 Ft x 11.58 Ft
- Furnace 5.42 Ft x 11.75 Ft
- 2pc Bathroom 4.92 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Primary Bedroom 16.08 Ft x 25.42 Ft

Other 5.83 Ft x 9.08 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Dining room 10.50 Ft x 12.50 Ft

Kitchen 17.75 Ft x 23.25 Ft

Living room 16.08 Ft x 18.17 Ft