



1729 19 Avenue Calgary Alberta

\$1,244,999

Welcome to the heart of desirable Capitol Hill. This newly built two storey home pairs inner city convenience with family-first design. It offers just under 2,900 sq ft 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' ceilings and large windows bringing abundant natural light. The kitchen is designed for cooking and conversation: BERTAZZONI gas cooktop, Taj Mahal quartz countertops & 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 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 kids, 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 steam shower, freestanding tub, dual vanities and heated flooring for added comfort. Two additional well sized bedrooms are served by full baths on the level 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 hardwood on the main and upper floors and durable LVP ...

- 3pc Bathroom 5.58 Ft x 8.08 Ft
- 3pc Bathroom 6.00 Ft x 7.67 Ft
- 5pc Bathroom 9.67 Ft x 12.00 Ft
- Bedroom 9.67 Ft x 17.17 Ft
- Bedroom 9.67 Ft x 20.42 Ft
- Laundry room 7.75 Ft x 5.67 Ft

- Bedroom 14.83 Ft x 10.17 Ft
- Bedroom 8.83 Ft x 11.67 Ft
- Kitchen 11.08 Ft x 10.58 Ft
- Living room 11.08 Ft x 12.25 Ft
- Furnace 5.58 Ft x 11.50 Ft
- 2pc Bathroom 5.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 16.08 Ft x 25.00 Ft

Other 5.83 Ft x 9.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Dining room 10.50 Ft x 12.42 Ft

Kitchen 13.42 Ft x 23.33 Ft

Living room 16.00 Ft x 18.42 Ft