



# 1820 19 Avenue Calgary Alberta

\$1,034,900

**\*\*OPEN HOUSE SUNDAY JULY 21st BETWEEN 1PM - 4PM\*\* IMMEDIATE POSSESSION AVAILABLE | 4 BEDROOMS | 4.5 BATHROOMS | 3 ENSUITE BATHROOM UPSTAIRS | DEN ON THE MAIN LEVEL | GYM IN THE BASEMENT | WET BAR | BOTH SIDES ARE AVAILABLE (East side has black and white cabinets) | Welcome to a residence that redefines luxury living - a stunning brand-new semi-detached two-storey home in the coveted Capitol Hill neighborhood of Calgary. A masterpiece of design, this home exudes elegance and comfort with luxury upgrades throughout, offering a lifestyle of unparalleled refinement. As you step through the front door, the main floor unfolds into a seamless blend of living, kitchen, and den spaces. Hardwood flooring graces every inch of the expansive main level, complemented by lofty 10-foot ceilings that create an atmosphere of grandeur and sophistication. The kitchen is a chef's dream, complete with high-end appliances, a built-in pantry, and a stylish kitchen island - the perfect setting for culinary creativity. The den, featuring a built-in desk, offers a versatile space that can be transformed into a home office or a cozy reading nook. Venture upstairs to the private sanctuary of three bedrooms, each accompanied by its own ensuite for the utmost convenience and comfort. The master bedroom is a true retreat, boasting a 5-piece ensuite with a stand-alone tub, a tiled shower, and a double vanity. The luxury is elevated further with the inclusion of a roughed-in steam shower - envision the soothing experience awaiting you. Adding to the convenience, the laundry facilities are thoughtfully located on the upper level, complete with a sink for added functionality. The fully finished basement extends the living space, featuring a recreational room, a gym for fitness enthusiasts, an additional bedroom, a wet bar for entertaining, and a modern 3-piece bathroom with a standing shower. Embrace...**

Bedroom 11.00 Ft x 12.75 Ft

Exercise room 9.17 Ft x 10.00 Ft

Recreational, Games room 19.08 Ft x 13.00 Ft

3pc Bathroom Measurements not available

Living room 13.25 Ft x 14.00 Ft

Kitchen 13.25 Ft x 15.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 14.50 Ft

5pc Bathroom Measurements not available

Bedroom 9.83 Ft x 11.00 Ft

Bedroom 9.92 Ft x 11.00 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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Den 6.33 Ft x 5.50 Ft

3pc Bathroom Measurements not available