



617 19 Avenue Calgary Alberta

\$1,274,900

A rare find on a quiet, tree-lined avenue - this Paul Lavoie Group + Phase One Designs custom home blends refined luxury with warm, elevated living. This inner-city sanctuary is the perfect combination of inviting luxury, thoughtful finishes, and conveniences just steps away... Welcome to 617 19 Avenue NW. Greeted with an open floorplan, a spacious dining room leads you to the chef's kitchen built for gatherings, featuring floor-to-ceiling solid maple cabinetry and a Fisher & Paykel appliance suite with built-in fridge, oven, dual dishwashers and slide-out microwave. An 11' quartz-waterfall island anchors the space and naturally becomes the centre for family breakfasts, homework sessions and dinner parties. The bright south-facing living room opens through dual sliders to the patio and is warmed by a Napoleon gas fireplace, creating a perfect setting for cozy nights in and relaxed weekend lounging. Practicality meets design with thoughtful storage throughout - an oversized mudroom and hidden closets keep life organized - while open-riser oak-and-glass stairs with inset LED lighting provide a welcoming spine through the home. The second-storey family room, topped with a skylight, offers an airy hub for movie nights, playdates or focused work-from-home days while still connected to the household flow. The primary suite is a true retreat with dual-aspect windows, a boutique-style walk-in closet with LED rails and a spa-like ensuite featuring a soaker tub, steam shower, dual vanities and heated tile floors - an ideal place to unwind. Two additional bedrooms include custom built-ins and enormous windows, and a well-appointed main bath designed for family comfort. The finished basement elevates entertaining with a wet bar and wine fridge, a custom wine rack with LED accent lighting and a large rec room. Exceptional storage and utility space are rare for an infill and the bas...

4pc Bathroom 7.75 Ft x 10.50 Ft

Bedroom 11.50 Ft x 10.58 Ft

Recreational, Games room 14.00 Ft x 29.33 Ft

Furnace 13.67 Ft x 25.58 Ft

2pc Bathroom 5.08 Ft x 6.50 Ft

Dining room 13.50 Ft x 12.50 Ft

Kitchen 15.25 Ft x 18.25 Ft

Living room 14.25 Ft x 22.83 Ft

Other 7.58 Ft x 11.08 Ft

3pc Bathroom 9.75 Ft x 4.92 Ft

5pc Bathroom 9.50 Ft x 17.25 Ft

Bedroom 11.58 Ft x 15.58 Ft

Bedroom 10.92 Ft x 11.67 Ft

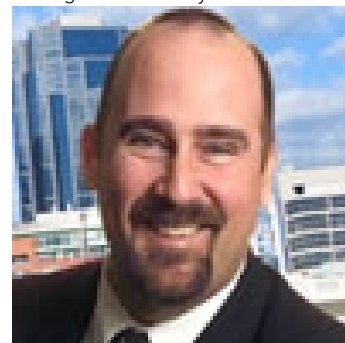
Den 14.67 Ft x 13.83 Ft

Laundry room 9.83 Ft x 5.92 Ft

Primary Bedroom 14.08 Ft x 14.17 Ft

Other 7.50 Ft x 10.92 Ft

Listing Presented By:



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