

1726 19 Avenue NW
Calgary, Alberta
MLS # A2269763

\$1,220,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: NA

Discover Infill 1726 seemingly plucked from the pages of Dwell Magazine this classically designed & beautifully appointed home is loaded with extras while boasting the highest quality construction & amazing natural light throughout. Here are 5 things we LOVE about this home (& we're sure you will too) 1. ROOM TO LIVE & GROW: With over 2,700 SqFt of refined & functional living space across 3 levels, this is a full-size home! The main floor boasts a contemporary, open-concept design with 10' ceilings, hardwood floors, central kitchen & gorgeous, sun-filled dining room, accented by a 9' colonial window. The spacious living room accommodates your furnishings with ease & includes a recessed electric fireplace & large window overlooking the private backyard. A well-proportioned mudroom offers ample storage for coats/boots, while a stylish powder room is tucked away for added privacy. Upstairs the primary bedroom is like a boutique hotel, only it's yours! With King-size proportions, vaulted ceilings & custom walk-in closet you almost forget about the incredible 5-piece ensuite featuring free-standing soaking tub, steam shower rough-in, dual sinks & separate water closet. Two additional beds both with walk-in closets share a beautifully appointed 4-piece bath. A conveniently located laundry room offers plenty of storage space. The basement is thoughtfully designed with movie nights in mind, offering a spacious rec room w/wet bar, 4th bed, 3-piece bath & storage. 2. THAT KITCHEN! Proof that a contemporary home can be warm & inviting. This kitchen is a showstopper & truly a space designed for gathering & creating memories. Anchored by a 14' quartz waterfall island, integrated Bosch appliance package, full height cabinet w/spice cupboard, oversize pendant + undermount lighting. Whether preparing a feast,

hosting a dinner party or simply warming up takeout you will feel right at home here. 3. A BOUTIQUE INNER CITY BUILDER: Custom Homes by Alba is a highly regarded, hands-on home builder specializing in Inner City Calgary & known across the city for his small-batch approach & high-quality construction. Every inch of these homes is intentional & impresses the most discerning of home buyers. 4. ALL THE EXTRAS: From 10' ceilings + 9' doors, gorgeous hardwood floors, step-lights on both staircases, in-floor heating rough-in + laundry rough-in in the basement & steam shower rough-in in the primary ensuite, AC rough-in, garage heater rough-in and 200 AMP service this home is not only move-in ready but awaiting your personal touch. 5. A MATURE, CONVENIENT NEIGHBORHOOD: Capitol Hill is a beautiful, conveniently located neighbourhood in Calgary's Inner City/NW. Officially established in 1948, original Capitol Hill homes date back to 1910. Today, Residents enjoy wide, tree lined streets & a mix of housing styles ranging from mid-century bungalows to modern townhomes & stunning infills. From Infill 1726 you are a few blocks to the heart of 16th Ave NW & a 6-minute walk to Edelweiss Village.