

# \$975,000 - 1309 19 Avenue Nw, Calgary

MLS® #A2236476

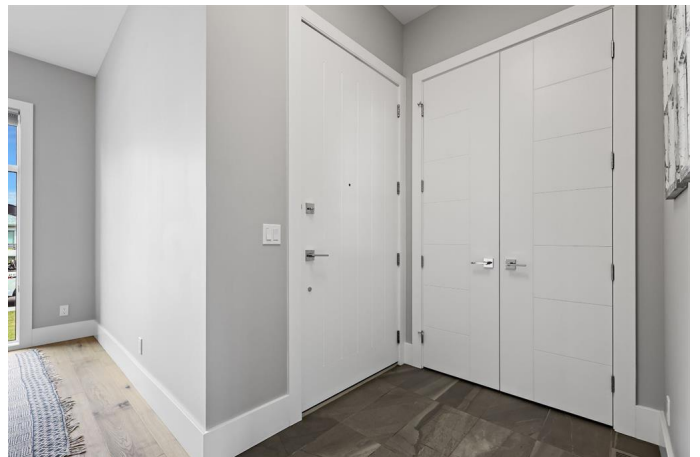
**\$975,000**

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this beautiful home offering nearly 2,800 sq. ft. of professionally developed living space in the heart of Capitol Hill! This stunning contemporary residence combines functionality, elegance, and convenience. Step inside the main level, where soaring 10'™ ceilings and oversized windows flood the space with natural light. The dream kitchen is designed for both everyday living and entertaining, complete with upgraded stainless appliances, quartz counter tops, gas stove and large pantry. Large open floor plans with a cozy family room off the kitchen, new tile surround on the gas fireplace and an enclosed mudroom to keep everything organized. Upstairs, you'll find two generously sized bedrooms, a full bathroom with dual vanities, a full laundry room, and a luxurious primary suite featuring a spacious walk-in closet and spa-inspired ensuite with an impressive 7-ft curbless shower. The fully finished lower level adds even more versatility, with a large media/games room that includes a wet bar, a fourth bedroom, full bathroom, and two separate storage areas. Step outside to a sunny south-facing backyard with a raised composite deck—perfect for relaxing or entertaining—and an exposed aggregate walkway connecting the front street to the back lane. This home also includes central AC, electrical rough-in for future solar panels, in-floor heat in the basement and much more! With high-end finishes, thoughtful upgrades, and unbeatable location, this home has it all-



just minutes from downtown and walking distance to schools, the LRT, and Confederation Park.

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2236476               |
| Price          | \$975,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,945                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1309 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1A5           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Wired for Sound, Skylight(s)                          |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |

|                 |                      |
|-----------------|----------------------|
| Heating         | In Floor, Forced Air |
| Cooling         | Central Air          |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas                  |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding                         |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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