



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1829 19 Avenue NW
Calgary, Alberta

MLS # A2254052



\$949,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Skylight(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Open House: Sunday, September 14 from 1-4 pm Prime Capitol Hill Detached Home – Ideal for Airbnb Investors & Lifestyle Buyers! This Scandinavian-inspired 2-storey home combines modern elegance with functional design, offering bright, open-concept living and exceptional curb appeal. Main floor features skylights, a double-sided fireplace, front family room with office niche, and a central kitchen with large island, built-in stainless steel appliances, ample cabinets, and granite counters. Dual French doors open to a sunny south-facing yard with a spacious deck—perfect for entertaining or guest relaxation. Detached double garage provides flexible access. Upstairs includes vaulted ceilings, 3 bedrooms, 2 full baths, primary suite with Juliet balcony, dual walk-in closets, ensuite, and upper-level walk-in laundry. Professionally finished basement features a family room with fireplace and wet bar, large windows, 4th bedroom, and 3-piece bath—ideal for guests, rental income, or a home office. Recent upgrades include new furnace (2024), low-E metal-clad windows, tankless hot water system, enhanced insulation, and commercial-grade acrylic stucco. Location highlights: Steps from Confederation Park, top-rated schools, SAIT, U of C, McMahon Stadium, shopping, transit, and downtown—perfect for buyers seeking a refined lifestyle or investors looking for high Airbnb occupancy potential. Schedule your private showing today!