



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1812 19 Avenue NW
Calgary, Alberta

MLS # A2329541



\$1,288,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome home to this beautiful brand new home in the heart of the most sought-after community of Capitol Hill. This property has been well thought out from stylish design to luxurious finish and LOTS of upgrades. Upon entering you will find a bright and seamless open concept from the front to the back of the house with large triple-glazed windows and sliding patio door to bring in an abundant of natural light. The main floor impresses with 10' ceiling with extensive pot lights, elegant coffered ceiling in the family room, tray ceiling in the dining room and floor to ceiling glass railing. The heart of the home boasts a custom kitchen with lots of pull out features, a 15' quartz island with waterfall on both sides for entertaining and conversations. All appliances are upgraded with Thin-Q Technology (Wi-fi capability). Relax in the living room with a gas fireplace and built-in entertainment unit to complete this level. Upstairs you will find 2 spacious bedrooms with custom built-in closets and a master bedroom features a 12' high feature wall with tray ceiling and custom built-in closet. The spa-inspired ensuite comes with fully tiled shower equipped with dual shower heads and sliding bar enclosed in 10mm glass for those invigorating morning showers or relax in the large free-standing soaker tub with a chandelier above. The floor is tiled with radiant in-floor heating and the dual sinks custom vanity has lit-up full length mirror with lighting and defog feature. In the basement you will find extra high triple-glazed windows to bring in lots of lights. An extra bedroom for your guests and a spa bathroom with steam shower. Media space and the custom wet bar to complete your entertainment needs. This property has so much features like air conditioning, touch screen Wi-fi thermostats, 2 stage furnace, 200amp panel in the double garage great for adding future EV charger or hot tub etc. Fully

landscaped and move in ready. Enjoy close access to Confederation Park and golf course, downtown, nearby cafes and shopping. Top schools, SAIT, University of Calgary, and hospital are close by. Call your favorite realtor today for a showing before it's gone.