



1829 19 Avenue NW Calgary, Alberta

MLS # A2254052



\$935,000

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

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

Features: Granite Counters, Skylight(s), Vaulted Ceiling(s)

Inclusions: None

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!