

**1829 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2254052**



**\$949,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** None

Prime Capitol Hill Detached Home &ndash; 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&mdash;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&mdash;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&mdash;perfect for buyers seeking a refined lifestyle or investors looking for high Airbnb occupancy potential. Schedule your private showing today!