

1923 19 Avenue NW
Calgary, Alberta

MLS # A2167371



\$599,900

Division:	Banff Trail		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, See Remarks, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 213
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: n/a

Welcome to the best of inner city living in this contemporary 2 Bedroom 3 Bathroom, Premium END UNIT Townhome, featuring: 9’ ceilings, White Oak Hardwood Floors, Gas Range, Quartz Counters on ALL surfaces, an Ensuite spa with a walk-in shower, walk-in closets, custom Tile & Designer Lightning. Due to its east-end unit location beside a greenspace with no development, you will enjoy the all-day flood of light, both on the lower open floorplan as well as the two large upper bedrooms. As you enter the main level you find yourself in a large entrance with tons of storage. The modern kitchen also features stainless appliances and a 3 person bar/island with plenty of prep and storage space. Upstairs you will find the large Primary Bedroom with oversized windows allowing for tons of natural light, a corner reading nook, and a three-piece Ensuite. Finishing the upper level is a large secondary Bedroom with a walk-in closet, a hallway Laundry Closet with extra storage, and a second four-piece main Bathroom with a soaker tub. Enjoy the private rear patio with a gas BBQ hookup. Beyond your private yard, there is a large, landscaped, communal shared lawn space. Completing the unit is the shared, assigned, single garage space. Excellent location steps away from all amenities as well as walking distance to SAIT and U of C. This one will sell quick! Book your showing Today.