

\$889,900 - 1240 19 Avenue Nw, Calgary

MLS® #A2250837

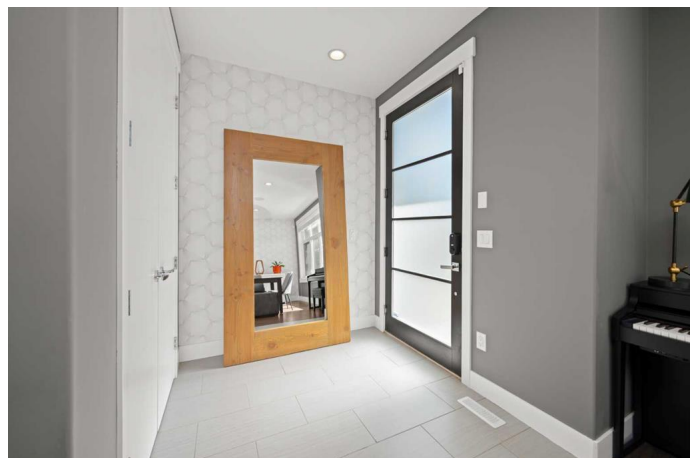
\$889,900

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to CAPITOL HILL, where thoughtful design and timeless upgrades meet a connected inner-city location. This well-maintained home offers almost 2,800 sq.ft of finished living space with QUICK ACCESS TO DOWNTOWN and a short walk to CONFEDERATION PARK, schools, and playgrounds. Step inside to 9â€™™ FLAT CEILINGS, HARDWOOD FLOORS and expansive windows that bring natural light into every corner. The front dining room with feature wallpaper and an included hutch creates a warm, stylish setting for everyday meals or hosting family and friends. The GALLEY KITCHEN is both modern and functional, showcasing BOSCH APPLIANCES, FULL-HEIGHT CABINETRY, a WATERFALL EDGE ISLAND with storage, WALL PANTRY, WALL OVEN and GAS COOKTOP. The spacious LIVING ROOM extends the living space outdoors through sliding doors with MOTORIZED WINDOW COVERINGS, leading to the PATIO and YARD. A GAS FIREPLACE adds warmth, while a MUDROOM and POWDER ROOM enhance everyday convenience. Upstairs, OPEN RISER STAIRS lead to vaulted ceilings and a smart family layout. The primary suite boasts CATHEDRAL CEILINGS, a large WALK-IN CLOSET and a 5-PIECE ENSUITE with DUAL VANITIES, STEAM SHOWER, SOAKER TUB and HEATED FLOORS for spa-like comfort. Two additional bedrooms, a full 4-piece bath and a laundry room with utility sink and cabinetry



complete this level. The FINISHED BASEMENT is designed for comfort and connection with HYDRONIC IN-FLOOR HEATING and a spacious rec room complete with custom built-ins and a sleek WET BAR with beverage fridge, perfect for game nights or casual entertaining. A 4-piece bathroom and fourth bedroom add flexibility for guests, teens, or a private home office. The backyard is a private extension of the living space, offering a sun-soaked ground-level PATIO with gas line for effortless BBQs, a flat lawn where kids and pets can play, and direct access to the DOUBLE DETACHED GARAGE. Additional upgrades include CENTRAL A/C, HUNTER DOUGLAS WINDOW COVERINGS, SOLID CORE DOORS and vaulted ceilings for added character. This home offers both lifestyle and convenience, with easy access to downtown, SAIT, the University of Calgary, North Hill Centre, and major roadways, while Confederation Park and local schools are only a short walk away. Whether entertaining, working from home or raising a family, this residence combines modern design, comfort and location in one exceptional package!

Built in 2013

Essential Information

MLS® #	A2250837
Price	\$889,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1240 19 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, Wine Refrigerator
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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