

# \$1,299,000 - 1728 19 Avenue Nw, Calgary

MLS® #A2206911

**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.07 Acres

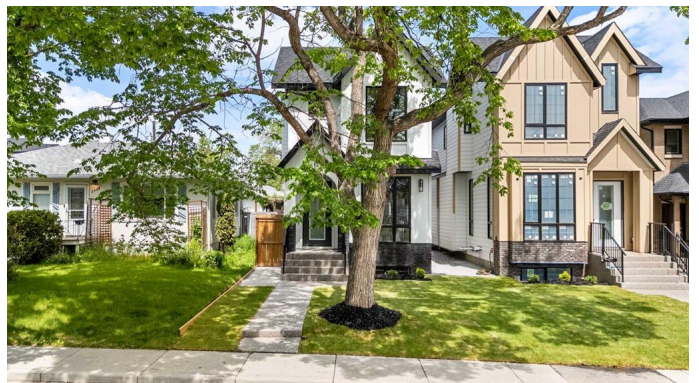
Capitol Hill, Calgary, Alberta

\*\*\*OPEN HOUSE: Sunday, June 22:

2-4pm\*\*\*Welcome to Capitol Hill's newest development by Custom Homes by Alba Inc., an experienced builder from southeastern Europe renowned for his attention to detail and trusted relationships with his skilled team.

Staying ahead of the curve in the building industry, the builder collaborated closely with a professional designer to carefully select every finish for this custom home—from lighting and flooring to paint, tile, fixtures, and cabinetry.

The result is a harmonious design featuring a warm, earthy neutral color palette, brushed gold/brass metals, and bold pops of black. Inspired by nature, the interior seamlessly blends the outdoors with the indoors, creating a nurturing and calming energy throughout the home. This contemporary home is perfectly situated on a quiet, tree-lined street with easy access to life's simple pleasures. Take a stroll to nearby boutique shops, coffee spots, restaurants, parks, and pathways! The open-concept main floor boasts 10-foot ceilings, a stunning 13-foot waterfall quartz kitchen island, Bosch appliances, elegant feature walls, durable engineered hardwood and large sliding doors leading to your private outdoor oasis (to be completed when weather permits). The primary suite on the second floor is nothing short of impressive, featuring a spacious walk-in closet and a spa-like en-suite with a soaker tub, glass shower that's roughed-in for steam. Additional rough-ins include in-floor heating in the basement,



central AC, central vac, a gas line to the garage and washer/dryer hookups on both the second level and in the basement. With 200 amp service, this home offers plenty of power capacity for future upgrades and possibilities. Take a virtual trip with the interactive 3D tour and schedule your private showing today! This extraordinary home is not to be missed.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206911    |
| Price          | \$1,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1728 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1B3           |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Double Vanity, Vinyl Windows, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                                                                                             |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                                                                                                                                               |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                                                             |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Brick, Composite Siding, Concrete, Wood Frame             |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 82               |
| Zoning         | R-C2             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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