

# \$1,220,000 - 1726 19 Avenue Nw, Calgary

MLS® #A2269763

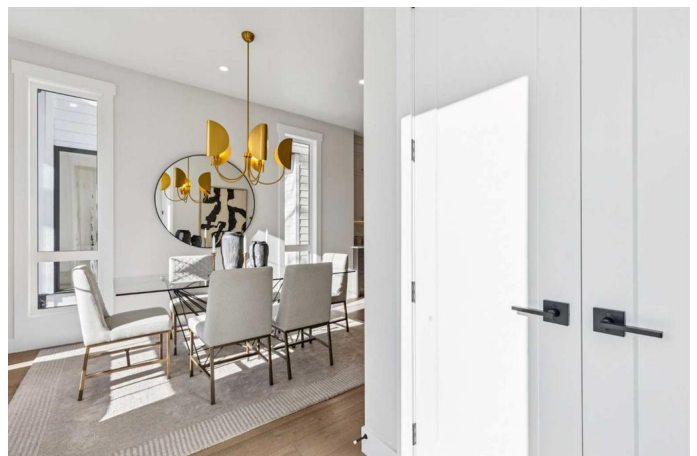
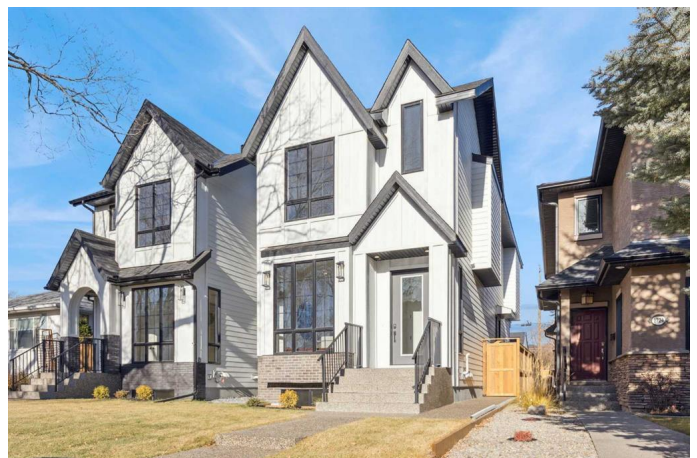
**\$1,220,000**

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Discover Infill 1726 seemingly plucked from the pages of Dwell Magazine this classically designed & beautifully appointed home is loaded with extras while boasting the highest quality construction & amazing natural light throughout. Here are 5 things we LOVE about this home (& weâ€™re sure you will too) 1. ROOM TO LIVE & GROW: With over 2,700 SqFt of refined & functional living space across 3 levels, this is a full-size home! The main floor boasts a contemporary, open-concept design with 10â€™ ceilings, hardwood floors, central kitchen & gorgeous, sun-filled dining room, accented by a 9â€™ colonial window. The spacious living room accommodates your furnishings with ease & includes a recessed electric fireplace & large window overlooking the private backyard. A well-proportioned mudroom offers ample storage for coats/boots, while a stylish powder room is tucked away for added privacy. Upstairs the primary bedroom is like a boutique hotel, only itâ€™s yours! With King-size proportions, vaulted ceilings & custom walk-in closet you almost forget about the incredible 5-piece ensuite featuring free-standing soaking tub, steam shower rough-in, dual sinks & separate water closet. Two additional beds both with walk-in closets share a beautifully appointed 4-piece bath. A conveniently located laundry room offers plenty of storage space. The basement is thoughtfully designed with movie nights in mind, offering a spacious rec room w/wet bar, 4th bed, 3-piece bath & storage. 2. THAT



KITCHEN! Proof that a contemporary home can be warm & inviting. This kitchen is a showstopper & truly a space designed for gathering & creating memories. Anchored by a 14â€™™ quartz waterfall island, integrated Bosch appliance package, full height cabinet w/spice cupboard, oversize pendant + undermount lighting. Whether preparing a feast, hosting a dinner party or simply warming up takeout you will feel right at home here. 3. A BOUTIQUE INNER CITY BUILDER: Custom Homes by Alba is a highly regarded, hands-on home builder specializing in Inner City Calgary & known across the city for his small-batch approach & high-quality construction. Every inch of these homes is intentional & impresses the most discerning of home buyers. 4. ALL THE EXTRAS: From 10â€™™ ceilings + 9â€™™ doors, gorgeous hardwood floors, step-lights on both staircases, in-floor heating rough-in + laundry rough-in in the basement & steam shower rough-in in the primary ensuite, AC rough-in, garage heater rough-in and 200 AMP service this home is not only move-in ready but awaiting your personal touch. 5. A MATURE, CONVENIENT NEIGHBORHOOD: Capitol Hill is a beautiful, conveniently located neighbourhood in Calgaryâ€™™s Inner City/NW. Officially established in 1948, original Capitol Hill homes date back to 1910. Today, Residents enjoy wide, tree lined streets & a mix of housing styles ranging from mid-century bungalows to modern townhomes & stunning infills. From Infill 1726 you are a few blocks to the heart of 16th Ave NW & a 6-minute walk to Edelweiss Village.

Built in 2024

Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2269763    |
| Price    | \$1,220,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,936       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1726 19 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1B3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Gas Cooktop                                                                                                                                                                                |
| Heating           | Forced Air, Natural Gas, See Remarks                                                                                                                                                                                                                                     |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                        |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                                                                                                     |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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