

617 19 Avenue NW  
Calgary, Alberta

MLS # A2264759



## \$1,249,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,355 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None

A rare find on a quiet, tree-lined avenue – this Paul Lavoie Group + Phase One Designs custom home blends refined luxury with warm, elevated living. This inner-city sanctuary is the perfect combination of inviting luxury, thoughtful finishes, and conveniences just steps away... Welcome to 617 19 Avenue NW. Greeted with an open floorplan, a spacious dining room leads you to the chef's kitchen built for gatherings, featuring floor-to-ceiling solid maple cabinetry and a Fisher & Paykel appliance suite with built-in fridge, oven, dual dishwashers and slide-out microwave. An 11' quartz-waterfall island anchors the space and naturally becomes the centre for family breakfasts, homework sessions and dinner parties. The bright south-facing living room opens through dual sliders to the patio and is warmed by a Napoleon gas fireplace, creating a perfect setting for cozy nights in and relaxed weekend lounging. Practicality meets design with thoughtful storage throughout – an oversized mudroom and hidden closets keep life organized – while open-riser oak-and-glass stairs with inset LED lighting provide a welcoming spine through the home. The second-storey family room, topped with a skylight, offers an airy hub for movie nights, playdates or focused work-from-home days while still connected to the household flow. The primary suite is a true retreat with dual-aspect windows, a boutique-style walk-in closet with LED rails and a spa-like ensuite featuring a soaker tub, steam shower, dual vanities and heated tile floors – an ideal place to unwind. Two additional bedrooms include custom built-ins and enormous windows, and a well-appointed main bath designed for family comfort. The finished basement elevates entertaining with a wet bar and wine fridge, a custom wine rack with LED accent lighting and a large rec room.

Exceptional storage and utility space are rare for an infill and the basement is roughed-in for radiant in-floor heat and A/C, making it perfect for hobbies, hosting or a home theatre. Outside, the private backyard offers a low-maintenance lawn, expansive aggregate patio with BBQ gas line and mature fencing, plus a double detached garage with a window. Live where weekend plans are a short walk away: stroll under leafy canopies to local caf  s, meet neighbours at community events, or take a quick bike ride to Nose Hill and/or Confederation Park. Enjoy easy downtown commutes and Centre Street conveniences while returning each day to a calm, designer home built for memory-making. This home is move-in ready and showing like new – this rare 30' custom infill delivers designer finishes, purposeful family spaces and the kind of comfort that makes you proud to host, relax and raise a family; and right on time for the holiday season. Book a private showing today!