

219 19 Avenue NW  
Calgary, Alberta

MLS # A2284015



# \$920,000

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this executive-style duplex located on a quiet cul-de-sac in a sought-after NW Calgary community near West Hillhurst and Tuxedo Park. Offering 4 bedrooms and 3.5 bathrooms, this spacious home blends modern comfort with inner-city convenience. The bright, open main floor features a large island kitchen, generous living and dining areas, and a cozy fireplace—perfect for everyday living and entertaining. Luxury upgrades include heated tile flooring, a spa-inspired steam shower, a whole-home water filtration system, and central air conditioning. A skylight upstairs enhances natural light throughout the upper level. Enjoy a private fenced backyard, double detached garage, and additional off-street parking. Minutes from Confederation Park, Bow River pathways, Kensington, and downtown Calgary, with easy access to major routes. A rare opportunity for stylish, comfortable inner-city living.