

**509 19 Street NW**  
**Calgary, Alberta**

**MLS # A2317817**



**\$790,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<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>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s)

**Inclusions:** N/A

This beautifully updated property is located in the heart of West Hillhurst along the vibrant 19th Street corridor & offers exceptional walkability & convenience while enjoying a quiet & private atmosphere. Located just a few km from downtown, you'll enjoy the convenience of being within walking distance of some of YYC's best coffee shops & cafes, top-rated schools (Queen Elizabeth School - K-12 - is a mere 300m away), the shops & amenities in Kensington Village, & the Bow River Pathway System. The bright main floor is filled with natural light from large east-facing windows in the spacious dining area. The beautifully renovated kitchen showcases new cabinetry, quality appliances (Miele + Kitchen Aid), a large quartz island, & a functional corner pantry offering ample storage. The adjacent living room is anchored by a cozy gas fireplace, creating the perfect space for entertaining & relaxing. A convenient mudroom & 2pc powder room complete the main floor. The private West facing backyard is an extension of the living space: low-maintenance landscaping & a large deck offer multiple seating areas, & is ideal for summer gatherings & outdoor entertaining. The upper level offers three spacious bedrooms, two full baths, & convenient upper-level laundry. The primary bedroom features vaulted ceilings & a stunning, renovated 5pc en-suite, complete with a deep soaker tub, oversized glass shower, dual vanity, & heated floors. Two additional spacious bedrooms & a 4pc bath complete the upper. Warm walnut hardwood flooring flows throughout the main & upper floors. The unfinished basement provides a blank canvas for future development, offering endless possibilities to create additional living space suited to your needs. The property has been well maintained & has enjoyed many updates over the past few years: fully renovated kitchen (including

appliances) & luxurious primary ensuite (2021), new Furnace & Central Air Conditioning (2023), Water Filtration System, Hardwood Flooring installed on the stairs & throughout the upper level, & updated paint throughout. This property presents an outstanding opportunity to enjoy one of Calgary's most desirable inner-city communities at an outstanding price point. Call for more information!