

\$1,274,900 - 617 19 Avenue Nw, Calgary

MLS® #A2264759

\$1,274,900

4 Bedroom, 4.00 Bathroom, 2,355 sqft

Single Family on 0.08 Acres

Mount Pleasant, Calgary, Alberta

|| OPEN HOUSE THIS SATURDAY

OCTOBER 25th (2 - 4PM) ||

A rare find on a quiet, tree-lined avenue - this Paul Lavoie Group + Phase One Designs custom home

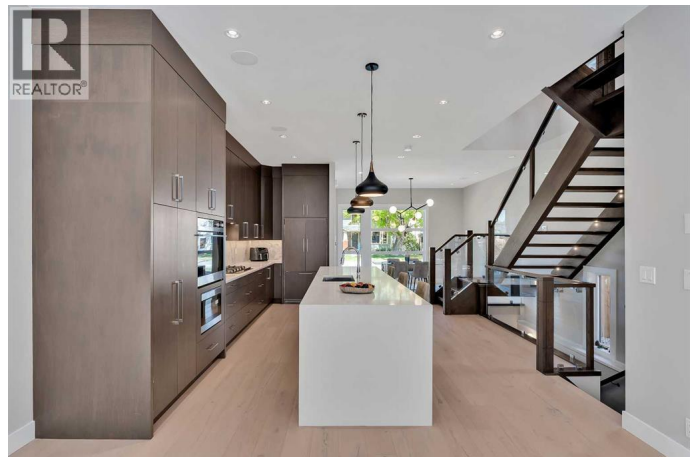
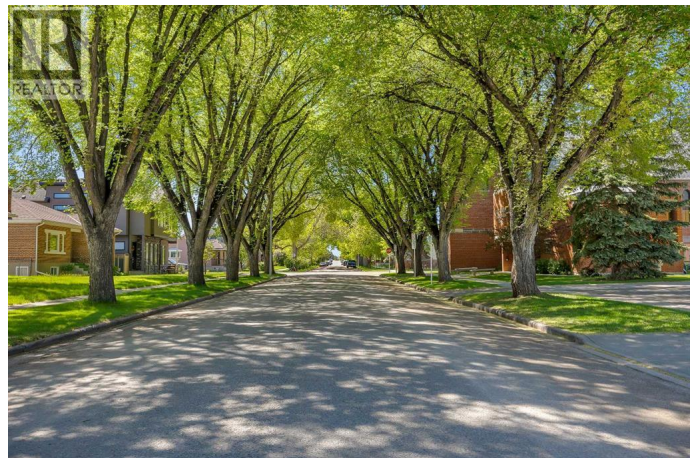
blends refined luxury with warm, elevated living. This inner-city sanctuary is the perfect combination of inviting luxury, thoughtful finishes, and conveniences just steps away... Welcome to 617 19 Avenue NW. Greeted with an open floorplan, a spacious dining room

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! (id:6289)

Built in 2022

Essential Information

Listing #	A2264759
Price	\$1,274,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,355

Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	617 19 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M0Y9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick, Concrete, Stucco
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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Listing information last updated on October 23rd, 2025 at 9:31pm PDT