

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

MLS® #A2264759

**\$1,274,900**

4 Bedroom, 4.00 Bathroom, 2,355 sqft  
Residential on 0.08 Acres

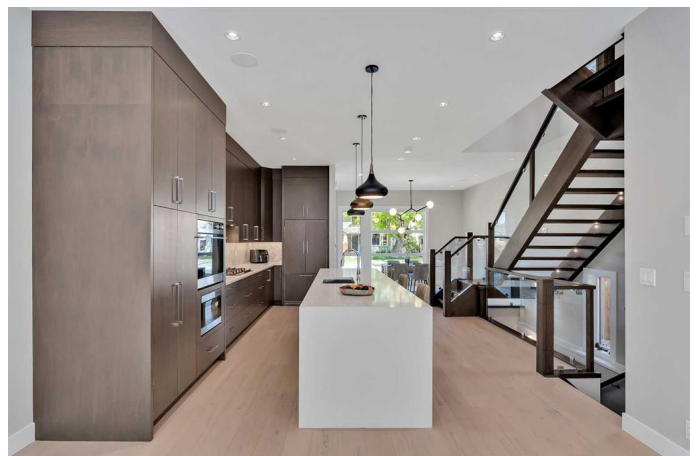
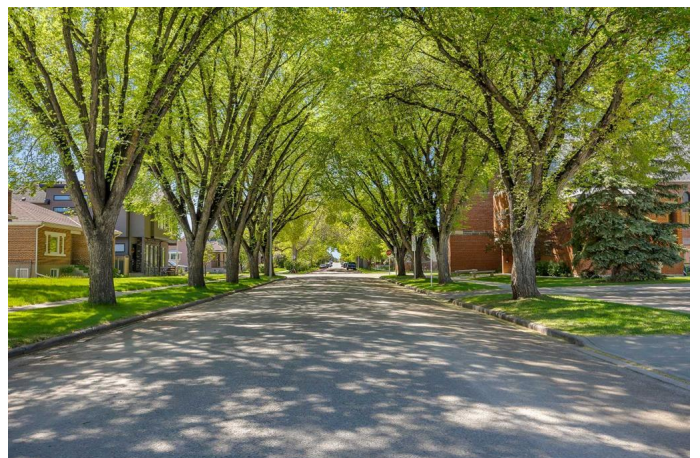
Mount Pleasant, Calgary, Alberta

|| 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!

Built in 2022

## Essential Information

MLS® #	A2264759
Price	\$1,274,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,355
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	617 19 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0Y9

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Insulated, Off Street
# of Garages	2

## Interior

Interior 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
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 21st, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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