

# \$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

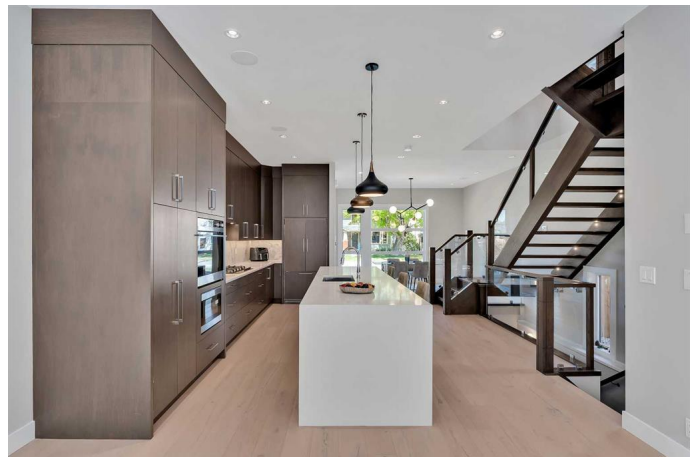
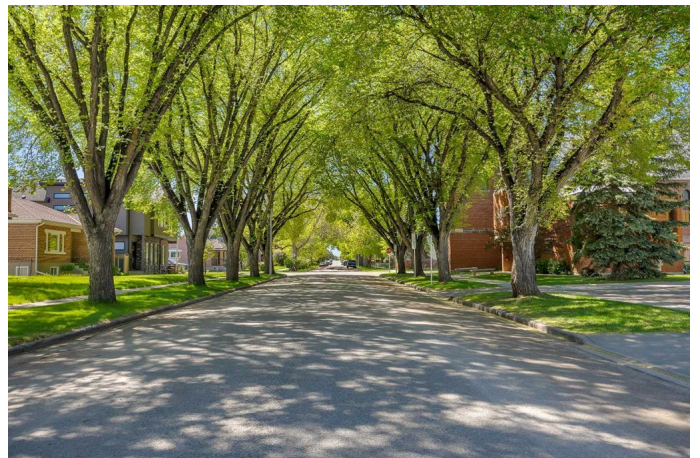
Mount Pleasant, Calgary, Alberta

|| 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 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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