

**3330 19 Avenue SW
 Calgary, Alberta**
MLS # A2271219

\$529,900

Division:	Killarney/Glengarry	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,176 sq.ft.	Age: 1993 (33 yrs old)
Beds:	2	Baths: 1 full / 1 half
Garage:	Additional Parking, Assigned, Double Garage Attached, Driveway, Front Drive	
Lot Size:	-	
Lot Feat:	Low Maintenance Landscape, Street Lighting	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this newly updated townhome on a beautiful tree-lined street in the sought-after community of Killarney. This 2 bedroom, 2 bathroom home offers exceptional parking with a double attached garage, driveway, and an additional assigned stall off the alley—a rare find that must be seen in person to be fully appreciated. From the moment you arrive, the curb appeal draws you in with an inviting front balcony where you can sip your morning coffee and enjoy the canopy of mature trees out front; it's giving brownstone vibes. Inside, you're greeted by fresh paint throughout, gleaming refinished hardwood floors, and a bright, airy open-concept living space. Natural light pours through large south-facing windows, filling the living room with warmth and highlighting the cozy wood burning/gas fireplace. The kitchen overlooks the dining and living areas to create a seamless space for entertaining and features a brand-new suite of appliances: stove, dishwasher, refrigerator, fan/microwave, and toaster oven. The main floor is complete with a powder room and access to the back deck, perfect for your gas BBQ. Upstairs, with brand new carpet underfoot, you'll find the showpiece primary bedroom with vaulted ceilings, new windows, a walk-in closet, and a large 4-piece ensuite. Beneath the new carpet in the walk-in closet is rough-in plumbing for a potential second bathroom (sink and toilet), offering future flexibility. A spacious second bedroom completes the upper level. The lower level features a meticulous double attached garage with painted floors and a newly insulated garage door, plus a laundry room/flex space for extra storage or a hobby area. This rare opportunity combines inner-city convenience, modern comfort, and timeless charm. You're just steps to Killarney's amenities, including the Killarney

Aquatic & Recreation Centre and 17th Avenue, with a quick commute to Marda Loop and downtown. Westbrook Mall and the C-Train station are also within easy walking distance. With flexible possession available, this is your chance to secure a special home in one of Calgary's most desirable neighbourhoods. Book your private showing today and experience all that this Killarney townhome has to offer!