

**3569 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2281708**



**\$675,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

**\*\*PRICE REDUCED\*\* ATTENTION INVESTORS/PROFESSIONALS/DOG OWNERS/UPGRADERS/FIRST TIME HOME BUYERS - Stylish. Spacious. Sophisticated. \*\*TURN KEY & MOVE IN READY KILLARNEY TOWNHOME WITH PRIVATE YARD\*\*** This exceptionally well-appointed 3-bedroom, 3.5-bath townhome offers over 1,600 sq ft of thoughtfully designed living space in one of Calgary's most desirable inner-city communities. Each bedroom features its own private ensuite, providing a perfect blend of luxury and convenience for families, professionals, or guests. A bonus powder room on the main level adds everyday functionality. From the moment you step inside, the open-concept layout, soaring 9' flat ceilings, and oversized interior doors create a sense of airiness and modern elegance. The modern kitchen features sleek modern cabinetry, waterfall quartz countertops, white oak engineered hardwood flooring, stainless steel appliances, and a glossy tile backsplash. Upstairs, you'll find two generous primary suites, each with ensuite bathrooms and walk-in closets split by the hallway, stairs and linen closet for maximum privacy. The fully developed lower level offers even more space with a third bedroom, full 4pc bath, media/flex space, laundry area, & storage—perfect for guests, a home office, or cozy movie nights/ work-out area. Step outside into your private backyard oasis—complete with low-maintenance turf—ideal for relaxing or entertaining. PERFECT FOR A HAPPY DOG. Top this all off with a private, detached single garage (not shared), offering both security and convenience. Located just minutes to downtown, with easy access to the C-Train, Marda Loop, playgrounds, golf, schools, and shopping, this location truly offers the best of urban living with a community feel.