

**409, 3450 19 Street SW**  
**Calgary, Alberta**

**MLS # A2315259**



**\$499,999**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	979 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 781
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

Luxury living in the heart of Marda Loop! This spectacular, two-storey penthouse unit at Avenue 33 represents upscale urban living at its finest, offering the ultimate lifestyle upgrade for those who want a sophisticated home base in Calgary's trendiest district. Step into the bright and spacious open-concept main floor, built for the way you live. This bright contemporary space seamlessly blends daily function with high-end style. The gourmet kitchen is a chef's dream, equipped with high-end stainless-steel appliances, premium stone countertops, ultra-modern cabinets, and a massive peninsula island that is perfect for casual dining, hosting friends, or setting up a laptop for a remote workday. The main floor living and dedicated dining areas flow effortlessly to a private balcony, ideal for a quick breath of fresh air between video calls. Completing this level is a highly versatile second bedroom that doubles perfectly as a dedicated home office. A full bathroom, and a large storage space tucked neatly under the stairs to keep your daily life and gear organized. The upper level serves as your dedicated private sanctuary, highlighting the very best of penthouse living. The quiet, elevated primary suite features a private separate entrance, custom walk-through closet and a sleek, spa-like ensuite bathroom. The true showstopper of this level is the direct access to an oversized, private 210 square foot rooftop terrace. This rare outdoor space is your ultimate summer hangout, whether you are soaking up the sun with your morning espresso before logging on, or hosting evening drinks with friends under Calgary's endless blue skies. Throughout the home, you will find premium modern finishes, including central air conditioning for hot summer days and premium luxury vinyl plank flooring—offering a beautiful aesthetic with scratch-resistant durability that is perfect for pet owners.

Altadore's off leash park is a quick 5 minute walk away! Unit 409 is fully designed for effortless convenience and an active, social lifestyle. The building is pet-friendly (subject to Board approval), and the unit comes complete with secure dedicated underground parking as well as a bonus separate storage unit for your bikes, skis, and seasonal gear. Located right on 33rd Avenue, you can ditch the car on weekends and enjoy a 100% walkable lifestyle with trendsetting local eateries, artisan coffee shops, boutique fitness studios, craft breweries, and premium grocery options right outside your front door. When duty calls, enjoy a fast, effortless commute into the downtown core with quick access to major thoroughfares, transit, ride-shares, and e-scooter or e-bike rentals. Work hard, play hard, and live effortlessly in this modern urban oasis. Get in touch today to schedule your private viewing of Unit 409.