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GRASSROOTS
REALTY GROUP

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307, 3450 19 Street SW
Calgary, Alberta

MLS # A2342890



$315,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	1	**Baths:**	1
Garage:	Covered, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 503
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Set in one of Calgary's most established inner-city communities, Avenue 33 puts you right in the middle of the energy and character that make Marda Loop so popular. Spend the morning grabbing coffee, meet friends for dinner, pick up groceries, or browse the local shops, all without needing to get in the car. Inside, this well-appointed 1 bedroom + den condo offers a bright and functional layout with modern finishes throughout. The kitchen features quartz countertops, ample cabinetry, convenient lower drawers, and stainless steel appliances. The living room is filled with natural light thanks to large windows and high ceilings, creating an airy and comfortable space that opens onto your private balcony. The spacious bedroom offers a walk-in closet and a versatile window nook that could easily become a vanity, additional storage, or a cozy reading space. The bathroom features a deep soaker tub and quartz countertops. The den adds valuable flexibility, whether you need a dedicated home office or an additional sleeping space. With a sprinkler system, it offers the potential to function as a second bedroom. A front-loading washer and dryer, underground parking, and a separate storage locker complete the home. Enjoy the best of inner-city living with a home that combines comfort, flexibility, and a location that makes getting out and enjoying Calgary easy.

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