

205, 3450 19 Street SW
Calgary, Alberta

MLS # A2354097

\$309,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: n/a

Welcome to Avenue 33 located in the heart of trendy Marda Loop. This 1 bed plus den unit is just one of 36 units in this boutique development. Pride of ownership shines through in this well maintained home. It has been lovingly cared for by its original owner. Did I mention the walk-in closet in the bedroom, and the triple pane windows that create a peaceful retreat from the outside world.. Avenue 33 is one of those buildings where you greet your neighbors in the hall. Primarily owner occupied this property offers the friendly, safe and peaceful location you want to call home. This highly sought after community is affectionately known as one of Calgary's best communities in the City. Beyond your front door, the best of Marda Loop awaits. Stroll to amazing restaurants, charming cafés, unique shops, grocery stores, and the nearby dog park. With convenient transit connections to the city center, getting around is effortless. And when the mountains are calling, your vehicle will be waiting in the comfort of the heated underground garage, ready for your next weekend adventure. A welcoming community, an unbeatable location, and a home that's been truly loved. Avenue 33 offers the perfect blend of urban convenience, neighborhood charm, and peaceful living in one of Calgary's most sought-after communities. Come discover why Marda Loop is such a wonderful place to call home!