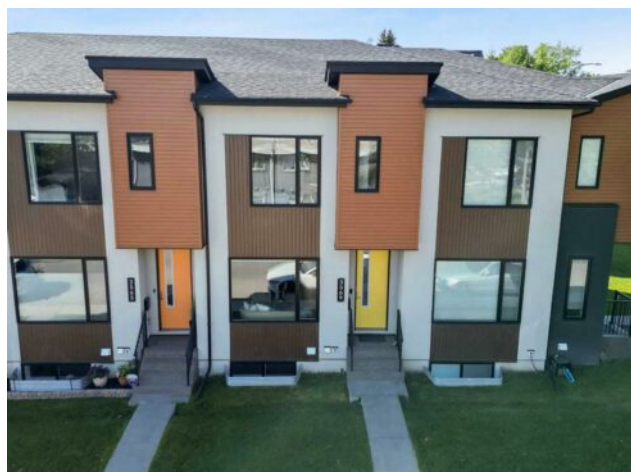


**3569 19 Avenue SW**  
**Calgary, Alberta**
**MLS # A2268693**

**\$695,000**

|                  |                                               |               |                  |
|------------------|-----------------------------------------------|---------------|------------------|
| <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 (8 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

ATTENTION INVESTORS/PROFESSIONALS/DOG OWNERS/UPGRADERS/FIRST TIME HOME BUYERS - Stylish. Spacious. Sophisticated. TURN KEY & MOVE IN READY; 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.