

\$675,000 - 3518 19 Avenue Sw, Calgary

MLS® #A2153085

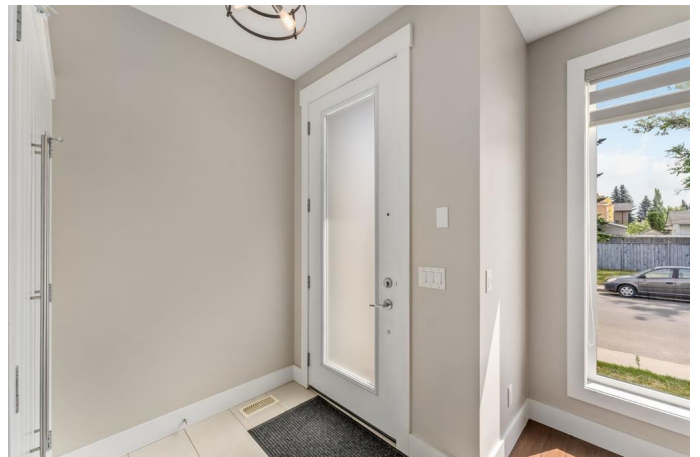
\$675,000

3 Bedroom, 4.00 Bathroom, 1,335 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Experience living in a perfect blend of luxury, quality and inner city convenience. This meticulously crafted townhome is adorned with professional finishing selections and has been impeccably maintained over the past few years. Exceptionally designed and executed by an experienced local builder with numerous built-ins and thoughtful upgrades. The main floor opens up into a foyer and adjoining dining room with big windows and immaculate hardwood floors. Transitioning into the chef's kitchen is a giant island, quartz countertops, stainless steel appliances including a gas cooktop, and white penny rounds tile backsplash. The living room is off to the back and includes a stone fronted gas fireplace, connecting to the rear entrance that leads out to a private single detached garage. This floor is finished off by a functional powder room with a complementing quartz counter and modern pendant lighting. Upstairs is the expansive primary bedroom, flooded with natural light by two large south and west facing windows. It also includes a walk-in-closet, and an attached ensuite that comes with a standup rain shower with a tiled product niche and a double vanity sink. An additional large bedroom with closet organizers and another full ensuite with a skylight complete this level. Down in the basement is a carpeted recreation room, an additional bedroom with a walk-in-closet, and a full bathroom. The basement also includes the spacious mechanical room which boasts ample storage space and convenient A/C for



those hot summer days. This residence is nestled in the desirable community of Killarney, mere minutes away from green spaces and recreation opportunities, restaurants, shopping, 17th Avenue, and quick drive to the Downtown Core. An ideal, family-friendly retreat made for those who cherish nature without straying far from the city.

Built in 2016

Essential Information

MLS® #	A2153085
Price	\$675,000
Sold Price	\$653,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3518 19 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8B5

Amenities

Amenities	None
Parking Spaces	1

Parking	Assigned, Single Garage Detached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Gas Cooktop, Refrigerator, Range Hood, Washer
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	October 23rd, 2024
Days on Market	85
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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