

**302, 3450 19 Street SW
Calgary, Alberta**

MLS # A2216358



\$435,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: TV Wall Mounts & TV's in Living Room & Primary Bedroom

VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING 360 IMMERSIVE VT & FLOORPLANS! Welcome to AVENUE 33, a highly sought-after, PET-FRIENDLY building offering upscale urban living in one of Calgary's most vibrant and pedestrian-friendly communities! This RARE 2-BEDROOM + DEN, 2-BATHROOM floor plan features a thoughtfully designed SPLIT LAYOUT, providing additional privacy—perfect for roommates or frequent houseguests, plus the options for a SPACIOUS HOME OFFICE. With a WALK SCORE OF 93, daily errands are a breeze, with cafés, fitness, esthetics, boutiques, and top-rated restaurants just steps away. Inside, the bright and modern open-concept living space invites you to unwind. The spacious kitchen, a dream for home chefs, features quartz countertops, dual-toned flat panel cabinetry, stainless steel appliances, a deep double-basin sink, and a large island with a breakfast bar—great for cooking, entertaining, or casual dining. Expansive windows on two sides frame the adjacent dining area, which flows seamlessly into the comfortable living room, complete with an INCLUDED WALL-MOUNTED TV and direct access to the COVERED, SOUTH-FACING BALCONY. Enjoy morning coffees, sunset views, or year-round relaxation in this private outdoor retreat. The primary suite is private and comfortable, complete with plush carpet, a wall-mounted TV, and a walk-through closet leading to a three-piece ensuite with quartz counters, and tiled shower. The second bedroom is equally spacious, featuring plush carpet and a well-sized closet, conveniently located near the 4-piece main bathroom with a tub/shower combo. Need more space? A LARGE DEN off the entry offers endless possibilities—use it as a third bedroom, home office, or creative studio. Additional perks include a

SPACIOUS LAUNDRY ROOM, TITLED PARKING STALL, AND ASSIGNED STORAGE LOCKER. Condo fees INCLUDE HEAT & WATER—one of the many perks of urban living! Convenience abounds in this highly walkable location, with Frida Beauty Bar, Frilly Lilly Beauty Boutique, and Orangetheory Fitness located right downstairs. Marda Loop is a vibrant community rich in amenities, from gourmet grocery stores and wine boutiques to yoga studios and fitness centers. Numerous options for coffee shops, spas and wellness, esthetics, haircare, banking and sweet shops, plus top dining spots like Globefish Sushi, Belmont Diner, and Big Fish Open Range are all located within a few blocks from this perfectly situated condo. Outdoor enthusiasts will love the EASY ACCESS TO RIVER PARK, ALTADORE PARK, AND SANDY BEACH PARK and the scenic pathways that run along the ELBOW RIVER, connecting to GLENMORE RESERVOIR AND WEASELHEAD NATURAL AREA—perfect for jogging, cycling, or simply enjoying nature. Don't miss your chance to make Avenue 33 home—Book your private viewing today!