

**2808 19 Avenue SW
Calgary, Alberta**

MLS # A2266431



\$500,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Wooden Blinds, Wooden Armoire and Shelving Unit (laundry room), Wooden TV Stand (den), Upright Black Piano/Bench, BBQ and Wooden Bench (deck).

Executive townhome in Killarney on a quiet, central street within walking distance of parks, the Killarney pool, 17th Ave, Westbrook Mall, the C-Train, and Marda Loop, and just minutes from downtown Calgary. The main floor features a cozy gas fireplace focal point, detailed trim work including crown mouldings and 6" baseboards, and hardwood through the living and dining areas, plus a convenient main-floor powder room. The kitchen includes stainless steel appliances and opens directly to the private fenced back deck. Upstairs you'll find a spacious primary bedroom with a vaulted ceiling and great natural light, shared access to a 5-piece bath, plus a second bedroom. The finished lower level provides a flexible rec / guest space, a 3-piece bath, a large laundry room with storage, and an additional dedicated storage area. Parking is included with an assigned stall in the shared garage. Roof was replaced in 2016 and the unit includes air conditioning. Some finishes are original and would benefit from cosmetic updates — a chance to add value and put your finishing touches on a home with great bones in one of Calgary's most sought-after inner-city neighbourhoods.