

**2748 19 Avenue SW  
Calgary, Alberta**

**MLS # A2212579**



**\$699,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Secured, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Walk-In Closet(s)		

**Inclusions:** TV Mount

Welcome to Luxury Living in Killarney! Step into style and comfort with this fully developed, custom-built semi-detached home in one of Calgary's most sought-after communities. Located in the heart of Killarney, this stunning residence is loaded with upgrades and high-end finishes that truly set it apart. The main floor welcomes you with warm Brazilian Cherry hardwood, soaring 9-foot ceilings, and an abundance of natural light from large south-facing windows. The open-concept living space features a cozy gas fireplace with custom built-ins and flows seamlessly into a chef-inspired kitchen—complete with a gas stove, granite countertops, and ceiling-height custom cabinetry. Whether you're entertaining or just enjoying a quiet night in, this space has it all. A stylish 2-piece powder room completes the main level. Step outside to your own private patio oasis—perfect for barbecues, morning coffee, or relaxing with friends and family. Upstairs, a bright skylight leads you to two spacious bedrooms, each with its own walk-in closet and private ensuite. The primary suite, quietly tucked at the back of the home, features dual vanities and a spa-like ambiance for your daily retreat. The fully finished basement adds even more living space, with a large media/flex room wired with built-in surround sound—perfect for movie nights, a home gym, or entertaining. There's also a third bedroom with its own full ensuite and oversized windows that flood the space with natural light—great for guests or a home office. Additional features include central A/C, a single detached garage, and plenty of street parking. This pet-friendly, well-managed complex has low condo fees and offers a truly low-maintenance lifestyle. You're just steps from the Killarney Aquatic & Recreation Centre, trendy 17th Avenue, parks, playgrounds, schools, transit, and shopping. It's the

perfect location to enjoy all the perks of inner-city living. Come experience this incredible home for yourself&mdash;book your private showing today!