

**2748 19 Avenue SW
Calgary, Alberta****MLS # A2212579****\$699,000**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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—book your private showing today!