



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1708 19 Avenue SW
Calgary, Alberta

MLS # A2257537



\$574,900

Division:	Bankview		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,200 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Garage Shelving

Experience modern downtown living in this stylish townhouse, ideally located just steps from vibrant 17th Avenue. Built in 2018, this home offers 1,200 sq. ft. of well-designed living space with high ceilings, sleek finishes, and thoughtful details throughout. The functional layout includes two spacious primary bedrooms, each with its own private 4-piece ensuite, making it perfect for a small family, roommates, or first-time buyers. The main floor features a versatile office space next to the garage. There is a convenient built-in laundry with washer and dryer, and a cozy electric fireplace for added comfort. A balcony off the main living area creates an inviting spot to enjoy fresh air while overlooking a quiet street—a rare find in the heart of downtown. Practicality meets comfort with an insulated single attached garage, triple-pane windows, and low condo fees. The location offers unmatched convenience with easy commuting to downtown or across the city, plus proximity to Western High School, parks, restaurants, shopping, and Calgary's best entertainment districts. Whether you're seeking an ideal starter home, a stylish downsizing option, or simply the best of inner-city living, this property checks every box for modern Calgary life.