



3569 19 Avenue SW
Calgary, Alberta

MLS # A2281708



\$688,000

Division: Killarney/Glengarry

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,103 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 3 **Baths:** 3 full / 1 half

Garage: Single Garage Detached

Lot Size: -

Lot Feat: Back Lane, Landscaped, Level, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 264

Basement: Full

LLD: -

Exterior: Metal Siding , Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Inclusions: N/A

ATTENTION INVESTORS/PROFESSIONALS/DOG OWNERS/UPGRADERS/FIRST TIME HOME BUYERS - Stylish. Spacious. Sophisticated. **TURN KEY & MOVE IN READY KILLARNEY TOWNHOME WITH PRIVATE YARD** This exceptionally well-appointed 3-bedroom, 3.5-bath townhome offers over 1,600 sq ft of thoughtfully designed living space in one of Calgary's most desirable inner-city communities. Each bedroom features its own private ensuite, providing a perfect blend of luxury and convenience for families, professionals, or guests. A bonus powder room on the main level adds everyday functionality. From the moment you step inside, the open-concept layout, soaring 9' flat ceilings, and oversized interior doors create a sense of airiness and modern elegance. The modern kitchen features sleek modern cabinetry, waterfall quartz countertops, white oak engineered hardwood flooring, stainless steel appliances, and a glossy tile backsplash. Upstairs, you'll find two generous primary suites, each with ensuite bathrooms and walk-in closets split by the hallway, stairs and linen closet for maximum privacy. The fully developed lower level offers even more space with a third bedroom, full 4pc bath, media/flex space, laundry area, & storage—perfect for guests, a home office, or cozy movie nights/work-out area. Step outside into your private backyard oasis—complete with low-maintenance turf—ideal for relaxing or entertaining. PERFECT FOR A HAPPY DOG. Top this all off with a private, detached single garage (not shared), offering both security and convenience. Located just minutes to downtown, with easy access to the C-Train, Marda Loop, playgrounds, golf, schools, and shopping, this location truly offers the best of urban living with a community feel.