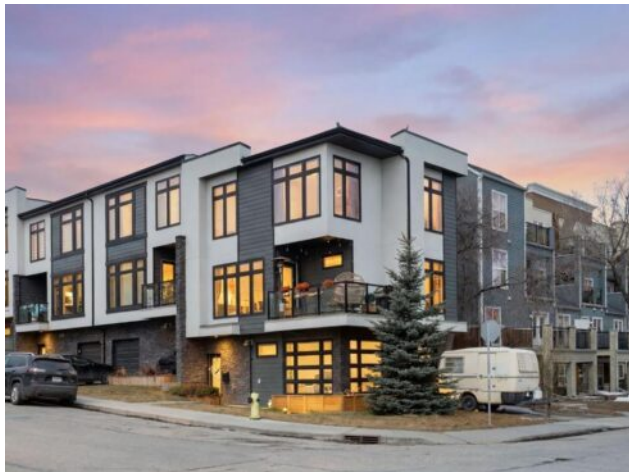




**1702 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299624**



**\$649,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Side, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Sauna, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garden Boxes, Window Coverings, Microwave Stand. Sauna negotiable.

Bright, modern, and beautifully refined. On a corner lot with exceptionally low condo fees. This is inner-city living at its best in the heart of Calgary. Wake up to beautiful eastern sunrises and enjoy natural light all day long thanks to expansive south-facing, floor-to-ceiling windows that flood the home with warmth and energy. Step outside and you’re moments from the vibrant energy of 17th Avenue SW, your morning coffee at Our Daily Brett, and close to all the shops, dining, and lifestyle amenities of Marda Loop. For outdoor enthusiasts, the Bow River pathway system is just 1.5 km away... perfect for runners, cyclists, and evening strolls. This home offers the rare convenience of your own private driveway and an oversized single attached garage (ideal for secure parking, additional storage, or even a home gym setup). Inside, you’re welcomed by a bright and versatile main-floor flex space. Whether you need a home office, creative studio, guest room, or workout area, this space adapts to your lifestyle. Upstairs, the second level is the true heart of the home. Designed with open-concept living in mind, it features a beautifully appointed kitchen with custom cabinetry, a stainless steel appliance package, and an oversized island that’s perfect for entertaining. A dedicated dining area provides space for hosting, while the adjacent living room offers a cozy retreat complete with an electric fireplace. Step outside onto the wrap-around corner balcony... your private outdoor oasis for morning coffee or evening unwinding. A convenient powder room and in-suite laundry complete this level. The top floor is designed for comfort and privacy, featuring two primary bedrooms... each with its own ensuite. One boasts a spacious walk-in closet, while the other offers dual closets with a built-in organizational system, making it ideal for shared living or hosting

guests. Stay cool through Calgary's warm summer months with top-of-the-line air conditioning. Perfectly suited for urban professionals or anyone seeking a low-maintenance lifestyle close to the city's best amenities, this home combines style, function, and location in one exceptional package. Located in a self-managed fourplex with incredibly low condo fees, this is a rare opportunity to enjoy high-end townhome living without the typical costs.