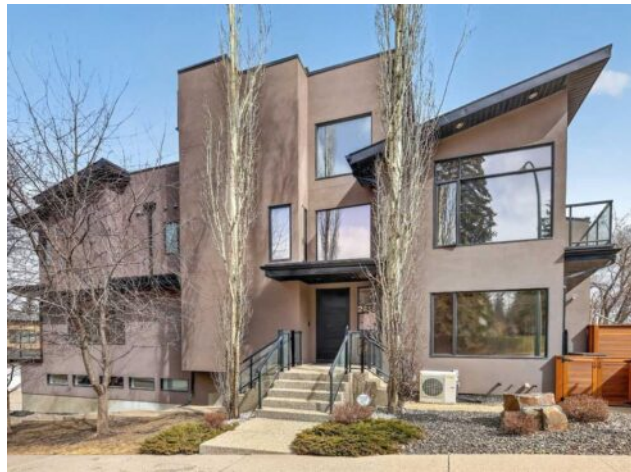




**2718 19 Street SW**  
**Calgary, Alberta**

**MLS # A2302193**



**\$1,035,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	3,007 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None

Nestled on a corner lot in the heart of the established inner city community of South Calgary, this meticulously maintained and move-in-ready 3-bedroom home offers nearly 3,300 sq ft of luxury living space. Extensively renovated with high-end upgrades throughout, this home ensures a modern, premium experience for families who value both comfort and connection. The bright, open concept main floor is ideal for everyday living and entertaining, featuring beautifully refinished hardwood floors, high ceilings, and large windows that fill the home with natural light. The spacious living room is anchored by a cozy floor-to-ceiling fireplace with built ins perfect for family movie nights. The chef inspired kitchen is both stylish and functional, complete with quartz countertops, a generous island, and easy access to the deck for effortless summer BBQs. A standout feature on this level is the dedicated professional office space, providing the ultimate environment for working from home or private consultations, while two convenient powder rooms complete the main level. Upstairs, a unique split staircase leads to a well planned layout featuring new high end carpet throughout. The primary suite provides a peaceful retreat with a double sided fireplace, walk in closet, and a 5 piece ensuite with heated floors and a soaker tub. A third bedroom offers added privacy with its own ensuite and access to a private balcony perfect for older kids, guests, or extended family. An additional versatile workspace on the upper levels offers flexibility for a second home office or homework station. The top level is a true bonus space the whole family will love, with a large media/family room and wet bar ideal for game nights, movie marathons, or entertaining friends. Step out onto the rooftop patio and take in the city views while the kids play or unwind at the end of the day. The fully developed

basement adds even more space with a recreation room, laundry area, and direct access to the double attached underdrive garage making busy family life that much easier. Additional features include central air conditioning and built in speakers. Outside, enjoy a private, professionally landscaped yard featuring a beautiful outdoor living space perfect for summer evenings and a secure area for children and pets to play. Located just steps from parks, excellent schools, and all the amenities of Marda Loop, with quick access to downtown via 14th Street, this home offers the perfect balance of inner city convenience and family friendly luxury.