



**302, 3450 19 Street SW**  
**Calgary, Alberta**

**MLS # A2192610**



**\$450,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 702
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** TV wall mounts & TV's (living room and primary bedroom)

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to AVENUE 33, a highly sought-after, PET-FRIENDLY building offering upscale urban living in one of Calgary's most vibrant communities. This RARE 2-BEDROOM + DEN, 2-BATHROOM floor plan features a thoughtfully designed SPLIT LAYOUT, providing additional privacy—perfect for roommates, guests, or a SPACIOUS HOME OFFICE. With a WALK SCORE OF 93, daily errands are a breeze, with cafés, boutiques, and top-rated restaurants just steps away. Inside, the bright and modern open-concept living space invites you to unwind. The spacious kitchen, a dream for home chefs, features quartz countertops, dual-toned cabinetry, stainless steel appliances, a deep double-basin sink, and a large island with a breakfast bar—great for cooking, entertaining, or casual dining. Expansive windows frame the adjacent dining area, which flows seamlessly into the comfortable living room, complete with an INCLUDED WALL-MOUNTED TV and direct access to the COVERED, SOUTH-FACING BALCONY. Enjoy morning coffees, sunset views, or year-round relaxation in this private outdoor retreat. The primary suite is a private and comfortable retreat, complete with plush carpet, a wall-mounted TV, and a walk-through closet leading to a three-piece ensuite. The second bedroom is equally spacious, featuring plush carpet and a well-sized closet, conveniently located near the 4-piece main bathroom with a tub/shower combo. Need more space? A LARGE DEN off the entry offers endless possibilities—use it as a third bedroom, home office, or creative studio. Additional perks include a SPACIOUS LAUNDRY ROOM, TITLED PARKING STALL, AND ASSIGNED STORAGE LOCKER. Condo fees INCLUDE HEAT & WATER—one of the

many perks of urban living! Avenue 33 is more than just a home—it's a lifestyle. Located in a mixed-use building, Frida Beauty Bar, Frilly Lilly Beauty Boutique, and Orangetheory Fitness are right on-site. Marda Loop's vibrant energy surrounds you, offering everything from gourmet markets and wine boutiques to fitness studios and top dining spots like Globefish Sushi, Belmont Diner, and Madrose Pub. Everyday essentials like Scotiabank, Phil & Sebastian Coffee, and Shoppers Drug Mart are just steps away. Outdoor enthusiasts will love the EASY ACCESS TO RIVER PARK, ALTADORE PARK, AND SANDY BEACH PARK and the scenic pathways that run along the ELBOW RIVER, connecting to GLENMORE RESERVOIR AND WEASELHEAD NATURAL AREA—perfect for jogging, cycling, or simply enjoying nature. Don't miss your chance to make Avenue 33 home—Book your private viewing today!