



212, 3450 19 Street SW
Calgary, Alberta

MLS # A2207954



\$374,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Faces Rear, Heated Garage, Insulated, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	(DC)
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: none

(OPEN HOUSE CANCELED) CORNER UNIT / 2 BED / TITLED PARKING / IMMACULATE MOVE IN CONDITION / HIGH CEILINGS / Welcome to #212, 3450 19 st SW! This property is perfect for those looking for modern styling with the added convenience of a truly walkable lifestyle, in the highly desirable and exclusive neighbourhood of South Calgary / Marda Loop! This architecturally striking building exudes style and gives off those "Modern Urban Vibes". Upon entry one is impressed by this highly desirable Corner Unit layout with the added windows and subsequent natural light that helps to really set this home apart! The entrance main closet is oversized and functional with ample space for all your coats, footwear and more. The vinyl plank flooring throughout provides a tidy environment for you and your furry friends (Dogs and Cats are allowed with board approval). The focal point of living in any home is the Kitchen, and this Kitchen is sure to not disappoint, with its ultra sleek and modern "Scandinavian Inspired Design" Cabinetry, Quartz Countertops as well as Stainless Steel Appliances and a Gas Stove, this kitchen rivals those found in new luxury homes. The oversized island is perfect for entertaining, with clean white quartz countertops and upgraded fixtures. The open concept Kitchen, Living and Dining area is highly flexible, and perfect for relaxing (cozy fireplace) after a long day or space for a large dining table to entertain Friends and Family on special occasions. The living space flows onto the back deck with its Sunny South Exposure and BBQ gas hookup, making for a private space to relax with its corner location and much quieter exposure on this side of the building. The spacious Master Bedroom has the all important walk-in closet as well as private access to the Bathroom, with its upgraded tile and "Rain Shower Head"; that is

the ultimate shower indulgence! The second bedroom has another window for more natural light and would make an excellent work from home location. The convenience of an underground titled parking stall and storage unit help this property check all the boxes! Marda Loop is truly walkable with some of Calgary's best Eateries, Pubs and Restaurants as well as all levels and services including Gyms, Grocery stores and Medical offices! Quick possession available! Book your private showing today!