



THE
A-TEAM

**RE/MAX
FIRST**

3518 19 Avenue, Calgary T3E 8B5

MLS®#: **A2153085**

Area: **Killarney/Glengarry**

Listing Date: **07/29/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,334**
Low Sqft:
Ttl Sqft: **1,334**

DOM

51
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Assigned,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Composite Siding,Stucco,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Cooktop,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Quartz Counters,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	13`1" x 9`4"
4pc Ensuite bath	Second	4`11" x 11`9"
Bedroom	Second	12`10" x 11`1"
4pc Bathroom	Basement	
Game Room	Basement	16`2" x 13`6"

Room	Level	Dimensions
Dining Room	Main	13`4" x 14`4"
Living Room	Main	15`11" x 11`5"
4pc Ensuite bath	Second	4`11" x 10`11"
Bedroom - Primary	Second	12`10" x 16`10"
Bedroom	Basement	10`3" x 10`8"
Furnace/Utility Room	Basement	6`0" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1711750**

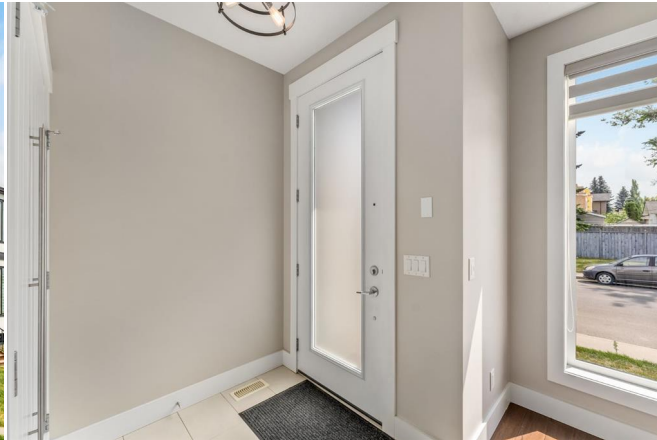
Remarks

Pub Rmks: **OPEN HOUSE Saturday September 21st 10:30AM-12:30PM & 1PM-3PM! Experience living in a perfect blend of luxury, quality and inner city convenience. This meticulously crafted townhome is adorned with professional finishing selections and has been impeccably maintained over the past few years. Exceptionally designed and executed by an experienced local builder with numerous built-ins and thoughtful upgrades. The main floor opens up into a foyer and adjoining dining room with big windows and immaculate hardwood floors. Transitioning into the chef's kitchen is a giant island, quartz countertops, stainless steel appliances including a gas cooktop, and white penny rounds tile backsplash. The living room is off to the back and includes a stone fronted gas fireplace, connecting to the rear entrance that leads out to a private single detached garage. This floor is finished off by a functional powder room with a complementing quartz counter and modern pendant lighting. Upstairs is the expansive primary bedroom, flooded with natural light by two large south and west facing windows. It also includes a walk-in-closet, and an attached ensuite that comes with a standup rain shower with a tiled product niche and a double vanity sink. An additional large bedroom with closet organizers and another full ensuite with a skylight complete this level. Down in the basement is a carpeted recreation room, an additional bedroom with a walk-in-closet, and a full bathroom. The basement also includes the spacious mechanical room which boasts ample storage space and convenient A/C for those hot summer days. This residence is nestled in the desirable community of Killarney, mere minutes away from green spaces and recreation opportunities, restaurants, shopping, 17th Avenue, and quick drive to the Downtown Core. An ideal, family-friendly retreat made for those who cherish nature without straying far from the city.**

Inclusions: **Dishwasher, Dryer, Electric Range, Garage Controls, Gas Cooktop, Range Hood, Refrigerator, Washer**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









3518 19 Ave SW, Calgary, AB

Man Building: Total Exterior Area Above Grade 1334.84 sq ft

