# \$695,000 - 3569 19 Avenue Sw, Calgary

MLS® #A2253556

## \$695,000

3 Bedroom, 4.00 Bathroom, 1,103 sqft Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

\*\* PRICE REDUCED \$30,000\*\* ATTENTION INVESTORS/PROFESSIONALS/DOG OWNERS/UPGRADERS/FIRST TIME HOME BUYERS - Stylish. Spacious. Sophisticated. TURN KEY & MOVE IN READY… This exceptionally well-appointed 3-bedroom, 3.5-bath townhome offers over 1,600 sq ft of thoughtfully designed living space in one of Calgary's most desirable inner-city communities. Each bedroom features its own private ensuite, providing a perfect blend of luxury and convenience for families, professionals, or guests. A bonus powder room on the main level adds everyday functionality. From the moment you step inside, the open-concept layout, soaring 9' flat ceilings, and oversized interior doors create a sense of airiness and modern elegance. The modern kitchen features sleek modern cabinetry, waterfall quartz countertops, white oak engineered hardwood flooring, stainless steel appliances, and a glossy tile backsplash.

Upstairs, you'll find two generous primary suites, each with ensuite bathrooms and walk-in closets split by the hallway, stairs and linen closet for maximum privacy. The fully developed lower level offers even more space with a third bedroom, full 4pc bath, media/flex space, laundry area, & storageâ€"perfect for guests, a home office, or cozy movie nights/ work-out area.







Step outside into your private backyard oasisâ€"complete with low-maintenance turfâ€"ideal for relaxing or entertaining.

PERFECT FOR A HAPPY DOG. Top this all off with a private, detached single garage (not shared), offering both security and convenience.

Located just minutes to downtown, with easy access to the C-Train, Marda Loop, playgrounds, golf, schools, and shopping, this location truly offers the best of urban living with a community feel.

Built in 2017

#### **Essential Information**

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Price \$695,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,103 Acres 0.00 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 3569 19 Avenue Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8C9

### **Amenities**

Amenities None

Parking Spaces

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 58

Zoning R-CG

#### **Listing Details**

Listing Office RE/MAX House of Real Estate

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