

# \$725,000 - 3569 19 Avenue Sw, Calgary

MLS® #A2253556

**\$725,000**

3 Bedroom, 4.00 Bathroom, 1,103 sqft

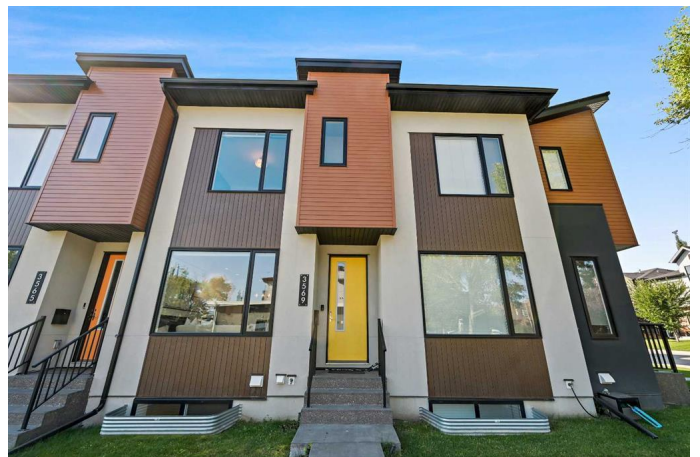
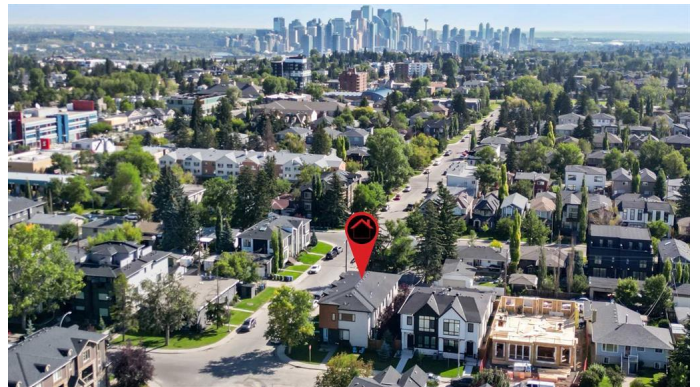
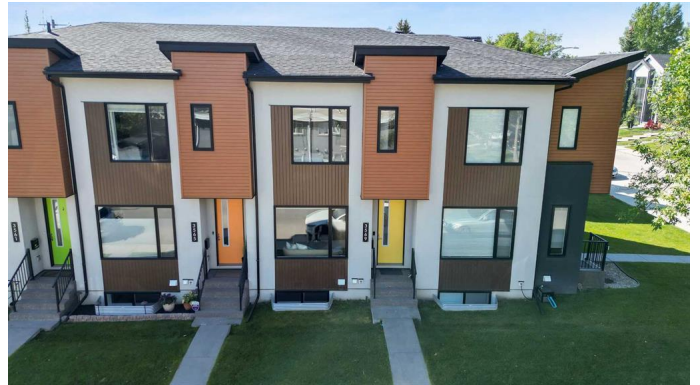
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

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, & storage—perfect for guests, a home office, or cozy movie nights/work-out area.

Step outside into your private backyard oasis—complete with low-maintenance turf—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**

MLS® #	A2253556
Price	\$725,000
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	1
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, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In  
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 2  
Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

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