



## 3450 19 Street Calgary Alberta

\$485,000

**\*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 cafes, 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 O...

Living room 13.75 Ft x 11.67 Ft

Kitchen 10.83 Ft x 7.92 Ft

Dining room 7.83 Ft x 6.58 Ft

Primary Bedroom 10.75 Ft x 8.92 Ft

Bedroom 9.83 Ft x 9.83 Ft

3pc Bathroom 8.67 Ft x 4.83 Ft

Laundry room 5.50 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.83 Ft

Den 8.92 Ft x 8.00 Ft

Listing Presented By:



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