



## 3450 19 Street Calgary Alberta

\$535,000

Imagine being able to walk out your door and be right in the heart of all the action. Marda Loop has everything you could want and more, and this TOP FLOOR multi-level condo puts you right in the middle of it all. Once inside, you're welcomed with gleaming laminate flooring throughout. A chef's kitchen complete with white quartz countertops, two toned cabinetry, tons of countertop space, stainless steel appliances including a GAS range and open to above ceilings. The kitchen flows seamlessly into the dining and living room that features functional layout and large windows, perfect for those Netflix nights. Located just off the living room is your first balcony with a gas hook up. Completing this level is a good sized bedroom with a walk in closet and a 4pc bathroom. This condo is almost 1,000SF and heading upstairs is where you will find the primary bedroom and a den/office space. The primary bedroom features a walk-in closet with built-ins and spa-like 4pc ensuite with a rainfall shower head. Full size stacked washer and dryer are conveniently located on this level. Your SECOND outdoor spaces features a 230SF ROOFTOP patio with VIEWS of DOWNTOWN Calgary. This space is ideal for hosting and spending time with friends and family. Included with this condo is one TITLED UNDERGROUND parking and storage for all your gear. This condo is situated in the heart of Marda Loop, a sought-after neighbourhood known for its trendy shops, diverse restaurants, and lively atmosphere. You'll have everything you need right at your doorstep, including easy access to public transportation, fitness classes, grocery stores, coffee shops, and just a short drive to downtown Calgary. With its stylish design, premium finishes, and unbeatable location, this 2-storey condo is not just a condo, it's a lifestyle. Make it yours today! (id:6769)

Dining room 2.49 M x 2.11 M

Kitchen 3.63 M x 3.30 M

Living room 3.18 M x 3.63 M

Bedroom 2.72 M x 4.32 M

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 2.67 M x 3.10 M

Office 2.52 M x 2.08 M

Listing Presented By:



Originally Listed by:  
Real Broker

<http://karssenaskew.com/>

**RE/MAX Realty Professionals**

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