

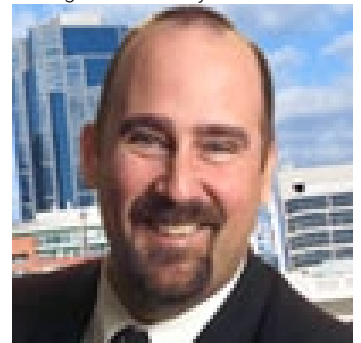


# 3518 19 Avenue Calgary Alberta

\$699,000

OPEN HOUSE Saturday August 31st 1-4PM & Sunday September 1st 2-4PM! 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 stray...

Listing Presented By:



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### RE/MAX Realty Professionals

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4pc Bathroom 4.92 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 10.92 Ft

Bedroom 12.83 Ft x 11.08 Ft

Primary Bedroom 12.83 Ft x 16.83 Ft

4pc Bathroom Measurements not available

Bedroom 10.25 Ft x 10.67 Ft

Recreational, Games room 16.17 Ft x 13.50 Ft

Furnace 6.00 Ft x 8.92 Ft

2pc Bathroom Measurements not available

Dining room 13.33 Ft x 14.33 Ft

Kitchen 13.08 Ft x 9.33 Ft

Living room 15.92 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.