



3569 19 Avenue Calgary Alberta

\$695,000

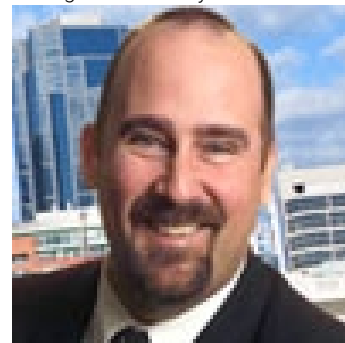
ATTENTION INVESTORS/PROFESSIONALS/DOG OWNERS/UPGRADERS/FIRST TIME HOME BUYERS -

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, & 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. (id:6769)

Family room 12.58 Ft x 11.25 Ft
 Bedroom 9.17 Ft x 8.25 Ft
 Laundry room 8.33 Ft x 3.67 Ft
 Furnace 7.42 Ft x 6.17 Ft
 4pc Bathroom 9.17 Ft x 4.75 Ft
 Living room 11.08 Ft x 10.50 Ft
 Kitchen 11.08 Ft x 7.33 Ft
 Dining room 11.08 Ft x 9.42 Ft
 Office 5.83 Ft x 2.58 Ft

Foyer 5.75 Ft x 5.08 Ft
 2pc Bathroom 6.25 Ft x 4.75 Ft
 Primary Bedroom 11.67 Ft x 11.42 Ft
 Other 7.67 Ft x 3.42 Ft
 3pc Bathroom 9.08 Ft x 4.83 Ft
 Bedroom 11.42 Ft x 11.25 Ft
 3pc Bathroom 11.58 Ft x 5.25 Ft
 Other 7.67 Ft x 3.42 Ft

Listing Presented By:



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