\$450,000 - 302, 3450 19 Street Sw, Calgary

MLS® #A2192610

\$450,000

2 Bedroom, 2.00 Bathroom, 908 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

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 privacyâ€"perfect for roommates, guests, or a SPACIOUS HOME OFFICE. With a WALK SCORE OF 93, daily errands are a breeze, with cafés, 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 barâ€"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 possibilitiesâ€"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 & WATERâ€"one of the many perks of urban living! Avenue 33 is more than just a homeâ€"it's a lifestyle. Located in a mixed-use building, Frida Beauty Bar, Frilly Lilly Beauty Boutique, and Orangetheory Fitness are right on-site. Marda Loop's vibrant energy surrounds you, offering everything from gourmet markets and wine boutiques to fitness studios and top dining spots like Globefish Sushi, Belmont Diner, and Madrose Pub. Everyday essentials like Scotiabank, Phil & Sebastian Coffee, and Shoppers Drug Mart are just steps away. Outdoor enthusiasts will love the EASY ACCESS TO RIVER PARK, ALTADORE PARK, AND SANDY BEACH PARK and the scenic pathways that run along the ELBOW RIVER, connecting to GLENMORE RESERVOIR AND WEASELHEAD NATURAL AREAâ€"perfect for jogging, cycling, or simply enjoying nature. Don't miss your chance to make Avenue 33 homeâ€"Book your private viewing today!

Built in 2018

Essential Information

MLS® # A2192610 Price \$450,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 908

Acres 0.00

Year Built 2018

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

Community Information

Address 302, 3450 19 Street Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6V7

Amenities

Amenities Elevator(s), Snow Removal, Trash, Visitor Parking, Parking, Secured

Parking

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Quartz Counters, Vinyl Windows, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Central Air

of Stories 5

Exterior

Exterior Features Balcony

Construction Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed February 7th, 2025

Days on Market 59
Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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