

# \$435,000 - 302, 3450 19 Street Sw, Calgary

MLS® #A2216358

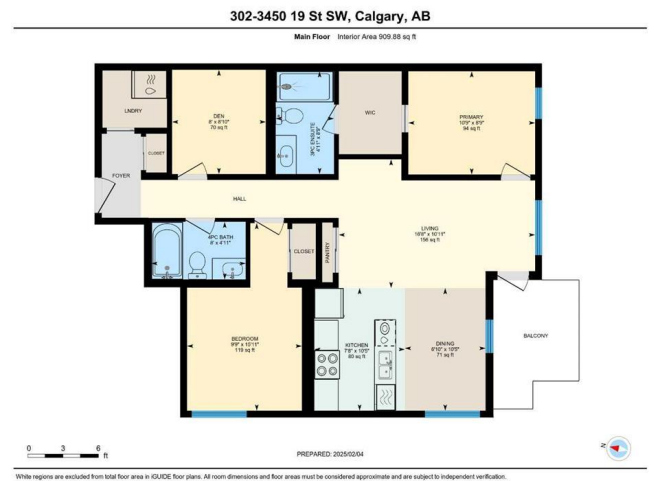
**\$435,000**

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING 360 IMMERSIVE VT & FLOORPLANS!\* Welcome to AVENUE 33, a highly sought-after, PET-FRIENDLY building offering upscale urban living in one of Calgary's most vibrant and pedestrian-friendly communities! This RARE 2-BEDROOM + DEN, 2-BATHROOM floor plan features a thoughtfully designed SPLIT LAYOUT, providing additional privacy—perfect for roommates or frequent houseguests, plus the options for a SPACIOUS HOME OFFICE. With a WALK SCORE OF 93, daily errands are a breeze, with cafés, fitness, esthetics, 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 flat panel 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 on two sides 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 private and comfortable, complete with plush carpet, a wall-mounted TV, and a walk-through closet



leading to a three-piece ensuite with quartz counters, and tiled shower. 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! Convenience abounds in this highly walkable location, with Frida Beauty Bar, Frilly Lilly Beauty Boutique, and Orangetheory Fitness located right downstairs. Marda Loop is a vibrant community rich in amenities, from gourmet grocery stores and wine boutiques to yoga studios and fitness centers. Numerous options for coffee shops, spas and wellness, esthetics, haircare, banking and sweet shops, plus top dining spots like Globefish Sushi, Belmont Diner, and Big Fish Open Range are all located within a few blocks from this perfectly situated condo. 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 AREA—perfect for jogging, cycling, or simply enjoying nature. Don't miss your chance to make Avenue 33 home—Book your private viewing today!

Built in 2018

### **Essential Information**

MLS® #	A2216358
Price	\$435,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	May 1st, 2025
Days on Market	5

Zoning                      DC

**Listing Details**

Listing Office              RE/MAX House of Real Estate

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