# \$549,900 - 3330 19 Avenue Sw, Calgary

MLS® #A2271219

## \$549,900

2 Bedroom, 2.00 Bathroom, 1,176 sqft Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this newly updated townhome on a beautiful tree-lined street in the sought-after community of Killarney. This 2 bedroom, 2 bathroom home offers exceptional parking with a double attached garage, driveway, and an additional assigned stall off the alleyâ€"a rare find that must be seen in person to be fully appreciated. From the moment you arrive, the curb appeal draws you in with an inviting front balcony where you can sip your morning coffee and enjoy the canopy of mature trees out front â€" it's giving brownstone vibes. Inside, you're greeted by fresh paint throughout, gleaming refinished hardwood floors, and a bright, airy open-concept living space. Natural light pours through large south-facing windows, filling the living room with warmth and highlighting the cozy wood burning/gas fireplace. The kitchen overlooks the dining and living areas to create a seamless space for entertaining and features a brand-new suite of appliances: stove, dishwasher, refrigerator, fan/microwave, and toaster oven. The main floor is complete with a powder room and access to the back deck, perfect for your gas BBQ. Upstairs, with brand new carpet underfoot, you'll find the showpiece primary bedroom with vaulted ceilings, new windows, a walk-in closet, and a large 4-piece ensuite. Beneath the new carpet in the walk-in closet is rough-in plumbing for a potential second bathroom (sink and toilet), offering future flexibility. A spacious second bedroom completes the upper level. The lower







level features a meticulous double attached garage with painted floors and a newly insulated garage door, plus a laundry room/flex space for extra storage or a hobby area. This rare opportunity combines inner-city convenience, modern comfort, and timeless charm. You're just steps to Killarney's amenities, including the Killarney Aquatic & Recreation Centre and 17th Avenue, with a quick commute to Marda Loop and downtown. Westbrook Mall and the C-Train station are also within easy walking distance. With flexible possession available, this is your chance to secure a special home in one of Calgary's most desirable neighbourhoods. Book your private showing today and experience all that this Killarney townhome has to offer!

Built in 1993

### **Essential Information**

MLS® # A2271219 Price \$549,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,176
Acres 0.00
Year Built 1993

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 3330 19 Avenue Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary

Province Alberta
Postal Code T3E 7G2

## **Amenities**

Amenities None

Parking Spaces 4

Parking Additional Parking, Assigned, Double Garage Attached, Driveway, Front

Drive, Garage Faces Front

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Soaking Tub,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes
Basement Partial

#### **Exterior**

Exterior Features Balcony

Lot Description Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 19th, 2025

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.