



GRASSROOTS
REALTY GROUP

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2731 19 Avenue SW
Calgary, Alberta

MLS # A2342966



\$669,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All TV Mounts (TV's will be removed)

Cozy up this fall in this stunning end unit townhome, perfectly situated in the heart of Killarney. Offering over 1,800 sq. ft. of stylish, thoughtfully designed living space, this home impresses with timeless finishes, an abundance of natural light, and hard surface flooring on both the main and upper levels—ideal for easy maintenance and allergy friendly living. The main floor features a spacious open concept layout anchored by a chef inspired kitchen with stainless steel appliances, quartz countertops, a gas range, and an oversized island that naturally becomes the gathering place. The well appointed dining area provides plenty of room for entertaining, while the inviting living room—complete with a cozy gas fireplace—sets the perfect tone for relaxing evenings. Upstairs, you’ll find a generous primary suite with a large walk in closet and a luxurious 5 piece ensuite featuring heated tile floors, double sinks, a glass shower, and a separate soaker tub. Just down the hall is a second primary suite, also offering its own 4 piece ensuite and walk in closet. A convenient upper level laundry room completes this floor. The fully developed basement adds exceptional versatility, offering a third bedroom, a full bathroom with in floor heat, and a spacious recreation/family room—ideal for guests, a home office, or movie nights. Designed with a smart, functional floor plan, this townhome provides more usable space than most, further enhanced by the comfort of central air conditioning for warm summer days. Outside, the private fenced patio delivers low maintenance outdoor living—perfect for pet owners—and offers direct access to the single detached garage. Located just steps from 17th Avenue, restaurants, transit, and countless amenities, this remarkable home stands out for its quality, convenience, and design. Book your private

showing today and experience it for yourself.