

# \$374,900 - 212, 3450 19 Street Sw, Calgary

MLS® #A2207954

**\$374,900**

2 Bedroom, 1.00 Bathroom, 746 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

(OPEN HOUSE SUNDAY APRIL 6th 1 - 3 pm)  
CORNER UNIT / 2 BED / TITLED PARKING /  
IMMACULATE MOVE IN CONDITION / HIGH  
CEILINGS / Welcome to #212, 3450 19 st SW!

This property is perfect for those looking for modern styling with the added convenience of a truly walkable lifestyle, in the highly desirable and exclusive neighbourhood of South Calgary / Marda Loop! This architecturally striking building exudes style and gives off those "Modern Urban Vibes". Upon entry one is impressed by this highly desirable Corner Unit layout with the added windows and subsequent natural light that helps to really set this home apart! The entrance main closet is oversized and functional with ample space for all your coats, footwear and more. The vinyl plank flooring throughout provides a tidy environment for you and your furry friends (Dogs and Cats are allowed with board approval). The focal point of living in any home is the Kitchen, and this Kitchen is sure to not disappoint, with its ultra sleek and modern "Scandinavian Inspired Design" Cabinetry, Quartz Countertops as well as Stainless Steel Appliances and a Gas Stove, this kitchen rivals those found in new luxury homes. The oversized island is perfect for entertaining, with clean white quartz countertops and upgraded fixtures. The open concept Kitchen, Living and Dining area is highly flexible, and perfect for relaxing (cozy fireplace) after a long day or space for a large dining table to entertain Friends and Family on special occasions. The



living space flows onto the back deck with its Sunny South Exposure and BBQ gas hookup, making for a private space to relax with its corner location and much quieter exposure on this side of the building. The spacious Master Bedroom has the all important walk-in closet as well as private access to the Bathroom, with its upgraded tile and "Rain Shower Head" that is the ultimate shower indulgence! The second bedroom has another window for more natural light and would make an excellent work from home location. The convenience of an underground titled parking stall and storage unit help this property check all the boxes! Marda Loop is truly walkable with some of Calgary's best Eateries, Pubs and Restaurants as well as all levels and services including Gyms, Grocery stores and Medical offices! Quick possession available! Book your private showing today!

Built in 2018

### Essential Information

MLS® #	A2207954
Price	\$374,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	746
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 3450 19 Street Sw
Subdivision	South Calgary
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T1Z5

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground, Garage Faces Rear, Insulated

### **Interior**

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Composite Siding

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	(DC)

### **Listing Details**

Listing Office	2% Realty
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