307 3450 19 Street SW

Calgary | Active | MLS® A2342890

$315,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**611.88 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

Set in one of Calgary's most established inner-city communities, Avenue 33 puts you right in the middle of the energy and character that make Marda Loop so popular. Spend the morning grabbing coffee, meet friends for dinner, pick up groceries, or browse the local shops, all without needing to get in the car.

Inside, this well-appointed 1 bedroom + den condo offers a bright and functional layout with modern finishes throughout. The kitchen features quartz countertops, ample cabinetry, convenient lower drawers, and stainless steel appliances.

The living room is filled with natural light thanks to large windows and high ceilings, creating an airy and comfortable space that opens onto your private balcony.

The spacious bedroom offers a walk-in closet and a versatile window nook that could easily become a vanity, additional storage, or a cozy reading space. The bathroom features a deep soaker tub and quartz countertops.

The den adds valuable flexibility, whether you need a dedicated home office or an additional sleeping space. With a sprinkler system, it offers the potential to function as a second bedroom. A front-loading washer and dryer, underground parking, and a separate storage locker complete the home.

Enjoy the best of inner-city living with a home that combines comfort, flexibility, and a location that makes getting out and enjoying Calgary easy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342890
Bedrooms	1
Bathrooms	1
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	611.88 sq. ft.
Main Level Finished Area:	611.88 sq. ft.
Condo Fee:	$502.67
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North, West
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1810614
Heating:	Central
New Constr.:	No

Construction Material:	Composite Siding, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	Covered, Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Elevator(s), Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed, Utility Right Of Way
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 11'8" × 10'3" ·
Main Floor	Kitchen · 10'5" × 9'1" ·
Main Floor	Dining Room · 8'1" × 7' ·
Main Floor	Bedroom - Primary · 14'3" × 8'11" ·

Main Floor	Walk-In Closet · 5'2" × 4'10" ·
Main Floor	Foyer · 7'3" × 3'8" ·
Main Floor	Den · 7'7" × 6'10" ·
Main Floor	Laundry · 5'1" × 3'1" ·
Main Floor	Balcony · 7'8" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/307-3450-19-street-sw-calgary-a2342890/

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