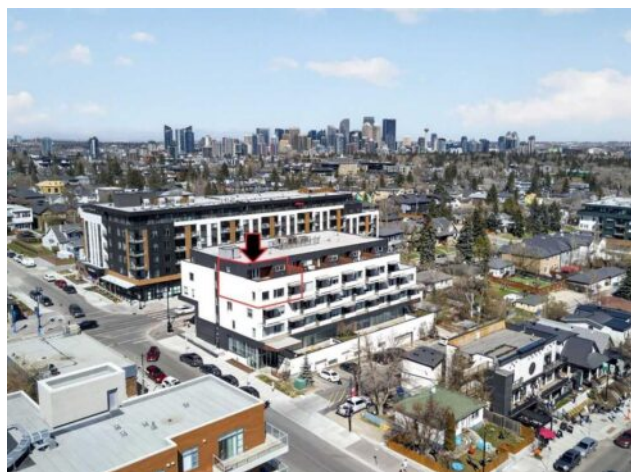


402, 3450 19 Street SW  
Calgary, Alberta

MLS # A2307888



## \$615,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | South Calgary                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                  |
| <b>Size:</b>     | 1,512 sq.ft.                       | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 1,173

**Basement:** None

**LLD:** -

**Exterior:** Composite Siding, Stucco, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A.

Exceptional two storey penthouse offering over 1,500 square feet of living space in the heart of buzzing Marda Loop with Rocky Mountain views. This rare 3-bedroom residence offers stylish, functional living across two expansive levels, designed for both everyday comfort and entertaining. The main level entrance opens to a versatile bedroom ideal for guests or a private home office, along with a powder room. The open to above kitchen area fills the space with natural light, creating an airy atmosphere throughout the heart of the home. If you love to cook the kitchen showcases premium appliances, a 5-burner gas range, generous prep space, and two separate pantries. Open concept living and dining area flow onto a private patio, perfect for morning coffee. A secondary bedroom with a walk in closet and private ensuite offers the flexibility of a second primary suite, choose the layout that best fits your lifestyle. Upstairs, the rooftop patio becomes your personal retreat and entertaining space. Gather friends for al fresco dinners, evening cocktails, or summer nights while enjoying sunsets and the energy of Marda Loop below. Complete with a gas outlet for a heater or BBQ, this outdoor space is ideal for hosting while taking in the evening sun and local nightlife atmosphere. The upper level primary suite features a large walk in closet and ensuite, creating a private retreat separate from the main living areas. This level also allows space to create a coffee station, a dedicated laundry room with a washer and dryer with additional hanging space, and convenient second access to the 5th floor. Additional highlights include air conditioning, in unit storage space, titled underground parking, and a separate assigned storage locker. Hovering above fitness studios, cafes, hair, nails, and steps from Blush Lane, Safeway and some of Calgary's finest boutique restaurants. Experience

elevated living in one of Calgary's most desirable communities.