

# \$599,900 - 1708 19 Avenue Sw, Calgary

MLS® #A2257537

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,200 sqft

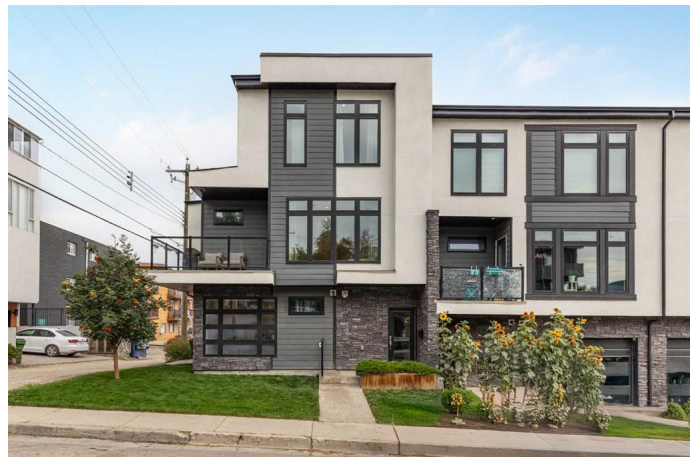
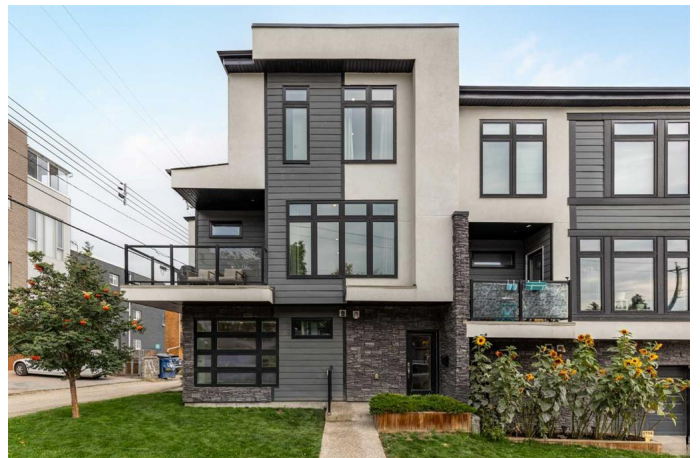
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Experience modern downtown living in this stylish townhouse, ideally located just steps from vibrant 17th Avenue. Built in 2018, this home offers 1,200 sq. ft. of well-designed living space with high ceilings, sleek finishes, and thoughtful details throughout. The functional layout includes two spacious primary bedrooms, each with its own private 4-piece ensuite, making it perfect for a small family, roommates, or first-time buyers. The main floor features a versatile office space next to the garage. There is a convenient built-in laundry with washer and dryer, and a cozy electric fireplace for added comfort. A balcony off the main living area creates an inviting spot to enjoy fresh air while overlooking a quiet street—a rare find in the heart of downtown. Practicality meets comfort with an insulated single attached garage, triple-pane windows, and low condo fees. The location offers unmatched convenience with easy commuting to downtown or across the city, plus proximity to Western High School, parks, restaurants, shopping, and Calgary's best entertainment districts. Whether you're seeking an ideal starter home, a stylish downsizing option, or simply the best of inner-city living, this property checks every box for modern Calgary life.

Built in 2017

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2257537      |
| Price          | \$599,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,200         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1708 19 Avenue Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T6W6            |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 1                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Lane, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle, Flat  |
| Construction      | Aluminum Siding, Composite Siding, Stone, Stucco, Wood Frame                 |
| Foundation        | Slab   |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning      | M-C2                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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