

# \$649,900 - 3429 19 Avenue Se, Calgary

MLS® #A2242933

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,328 sqft  
Residential on 0.13 Acres

Southview, Calgary, Alberta

"INVESTOR ALERT" HUGE TRI-PLEX in Southview! Located in this inner-city neighborhood, steps away from shopping, schools, restaurants. This extensively renovated TURN KEY has fantastic income potential with THREE SUITES. 3 bedrooms up, and each lower unit is 1 bedroom. Live upstairs and rent down or rent all three units. Recent renovations include new flooring, new lighting, new kitchen cabinets and appliances, new bathtub and new bedroom windows up. Exterior renovations include new siding in front, new deck and fencing in the backyard. Fully developed downstairs includes SEPERATE ENTRANCE, shared laundry room and 2 furnaces. Property also includes an oversized DOUBLE GARAGE a parking pad with two off street parking spots. Don't miss this opportunity for an amazing income property and 60' wide lot.

Built in 1967

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242933  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,328     |
| Acres          | 0.13      |
| Year Built     | 1967      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3429 19 Avenue Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | t2b 0a6           |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                     |
| Parking        | 220 Volt Wiring, Alley Access, Carport, Double Garage Detached, Off Street, On Street |
| # of Garages   | 2                                                                                     |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                          |
| Appliances        | Dryer, Electric Stove, Refrigerator, See Remarks, Washer |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Exterior Entry, Finished, Suite, See Remarks             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Storage            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 32              |
| Zoning         | R-CG            |

### Listing Details

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