



**GRASSROOTS**  
REALTY GROUP

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**3610 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2242504**



**\$735,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry    |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,901 sq.ft.           | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn       |               |                   |

|                    |                                                                                                                                             |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | \$ 250 |
| <b>Basement:</b>   | None                                                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                   | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | BBQ                                                                                                                                         |                   |        |

Gorgeous, end unit town home offering over 1900 SF of refined living. Enjoy the executive lifestyle and a RARE 3 bedroom plan ALL with ensuite baths! Lovely foyer with main level bedroom/guest suite and access to spacious attached garage. Modern and bright throughout highlighted by a fantastic kitchen complete with quartz counters, large island, ideal storage, gas stove and window. Large living room designed for entertaining with feature gas fireplace, built-in cabinetry, double doors to deck (gas BBQ included) + 2-piece guest bath. Upper level is divine and features a stunning primary bedroom with vaulted ceilings, huge walk-in closet and 5-piece spa ensuite with 10m glass shower, soaker tub & double vanities. 2nd bedroom offers another walk-in closet, vaulted ceilings and 4-piece ensuite. A single attached garage, Central AC, freshly painted, low monthly condo fees and just 4 units self managed by the owners. Quiet location within walking distance of transportation, pool, restaurants, parks, great coffee venues, shops and 7 minutes to downtown. You will love living here!!