



GRASSROOTS
REALTY GROUP

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6, 3906 19 Avenue SW
Calgary, Alberta

MLS # A2248237



\$414,000

Division:	Glendale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This beautifully updated 3-bedroom, 2 full and 2 half-bath townhouse offers great value in one of Calgary's most sought-after areas—just steps away from LRT, shopping, dining, and more. Located in the highly desirable Glendale neighborhood, this home is ideal for those seeking convenience and a low-maintenance lifestyle. The main floor features hardwood flooring, a large entranceway, a spacious living room, a dining area, and a bright kitchen with a generous eating nook. The kitchen leads to a fantastic private deck with maintenance-free railings—perfect for outdoor enjoyment. Recent upgrades include new triple-pane windows (2017), newer shingles (2011) and custom deck (2015). Upstairs, the large master bedroom boasts a walk-in closet and a 2-piece ensuite. The second bedroom is oversized and could easily be converted into two separate rooms. The fully finished basement offers an additional bedroom with a 3-piece ensuite, plus a laundry room and plenty of storage space. The end-unit location offers extra privacy, and the well-managed complex provides additional amenities such as garbage, recycling, and bike storage. Enjoy a short walk to the Westbrook LRT station, nearby parks, and the Bow River, while being close to Mount Royal University, shopping, and major roadways. This townhouse is perfect for those looking for an affordable and well-maintained home in a prime inner-city location.