



GRASSROOTS
REALTY GROUP

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3606 19 Avenue SW
Calgary, Alberta

MLS # A2259129



\$629,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,903 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: NA

* Open house Sat Sept 27 From 2-4:30pm* Experience elevated Inner City living in this stylish 3 Bedroom townhome in the heart of Killarney. Each bedroom comes with its own ensuite, including a main level suite for added flexibility and a luxurious 5 piece retreat in the primary. The second level showcases wide plank hardwood floors, an open floor plan, and a chef inspired kitchen with a gas stove, quartz countertops, and premium stainless steel appliances. Upstairs, vaulted ceilings crown the bedrooms with light and space, adding to the modern flair. Centrally located near the C-Train, shopping, and just minutes from downtown, this home combines convenience, comfort, and contemporary design in one perfect package.