



**16, 3208 19 Street NW**  
**Calgary, Alberta**

**MLS # A2158326**



**\$400,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fireplace(s), Hot Water, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

OPEN HOUSE SAT 2 - 4:30 PM & SUN 2 - 4 PM    Fantastic updated top floor 3 bedroom end unit with over 950 sq ft with Confederation Park and West Confederation Park. One of the biggest units in the building. The kitchen was fully renovated with new cabinetry, granite countertops and appliances. The kitchen is open to the living and dining room making a very nice open concept living space with an eating bar. The floors are a modern grey tone laminate that were just replaced 6 yrs ago. The main living spaces are well connected & generously sized, with a defined dining area & living room with wood burning fireplace. Perfect size for entertaining family and friends. Cozy up in front of the wood burning fireplace as you listen to the crackling of the firewood with a glass of your favourite wine. Off the living room is a very long balcony for stepping out to BBQ. The master bedrooms is spacious and boasting his and her closets. The 2nd bedroom is almost as big as the master. The 3rd bedroom could be used as a bedroom or an office space. The modern full bath is tastefully updated. This unit features in-suite laundry, but there are common laundry facilities available. A separate storage locker accompanies this unit. This concrete 16 unit building is well maintained, pet friendly & perfectly situated location across from West Confederation Park and Confederation Park. Enjoy everything that Confederation Park has to offer with walking and cycling paths, cross country ski trails, water park and bicycle park. This convenient location offers easy driving or transit access to the inner city & downtown core, the university, SAIT, Foothills & Children's Hospital, or out of the city to enjoy the mountains on the weekend! Surrounded by beautiful parks & trails there is no shortage of green space around to get out & enjoy. A great place to call home.