

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 Sunday Oct 5 from 2-4:30 pm Luxury Inner City Living Awaits. Welcome to this rare and remarkable 3 story townhome in the highly sought after community of Killarney, where modern design meets effortless sophistication. Perfectly positioned just minutes from downtown, this residence offers discerning professionals and modern couples an elevated lifestyle defined by comfort, convenience, and style. Every detail has been thoughtfully curated, featuring three spacious bedrooms each with a private ensuite, a true inner city rarity. The oversized attached single garage with a private driveway adds everyday practicality and ease. Inside, the chef inspired kitchen shines with striking tri tone cabinetry, new wide plank flooring, sleek stainless steel appliances, and pristine quartz countertops. The open concept main floor flows seamlessly through dining and living spaces, highlighted by a gas fireplace with custom built ins and a sunny south facing balcony with a gas line, perfect for entertaining or relaxing. Upstairs, vaulted ceilings create an airy atmosphere across two generous bedrooms, each offering exceptional closet space. The primary suite is a true retreat, boasting a spa inspired 5 piece ensuite with a freestanding soaker tub and glass shower. The entry level welcomes you with a spacious foyer and an additional bedroom with its own 3 piece ensuite, ideal for guests or a private office. Set in one of Calgary's most desirable inner city neighborhoods, this home is centrally located near top rated schools, boutique shops, trendy restaurants, parks, transit, and the vibrant energy of 17th Avenue. Experience luxury, location, and unbeatable value. This one is priced to move and sure to impress.