

**3610 19 Avenue SW  
Calgary, Alberta**

**MLS # A2242504**



# \$780,000

<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 townhome 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!!