

# \$759,900 - 3610 19 Avenue Sw, Calgary

MLS® #A2242504

**\$759,900**

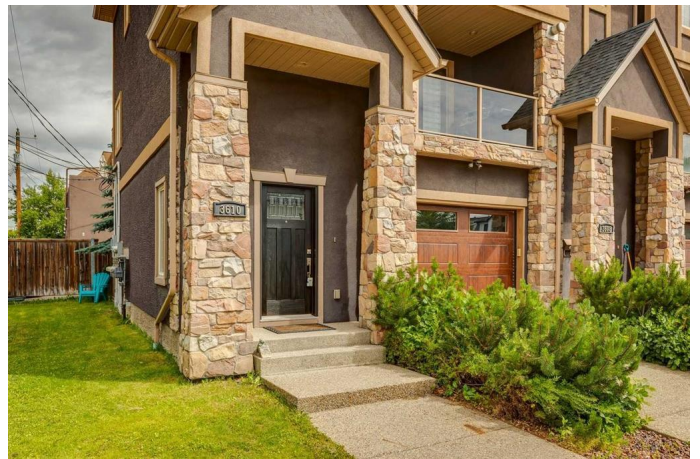
3 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*Open House Sunday Aug 24th 1:00-3:00\*\***

Gorgeous, end unit town home 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!!



Built in 2012

## Essential Information

MLS® # A2242504

Price \$759,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,901         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3610 19 Avenue Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 7W8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings     |
| Heating           | Fireplace(s), Forced Air                                                                                                                    |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas, Living Room                                                                                                                            |
| Basement          | None                                                                                                                                        |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Landscaped, Lawn          |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 40              |
| Zoning         | M-C1            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.