

12, 3910 19 Avenue SW
Calgary, Alberta

MLS # A2309477



\$375,000

Division:	Glendale		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Track Lighting		

Inclusions: None

Located in the established community of Glendale, this bright 2 bedroom, 2.5 bath townhome is an ideal starter home or investment property. The main level features a spacious living/dining room combination and a well appointed kitchen offering excellent counter space, ample storage, and a sunny breakfast nook. A 2 piece powder room completes the main floor. The second level hosts two generously sized bedrooms along with a 4 piece main bath. The primary bedroom enjoys the added convenience of its own private 4 piece ensuite. Additional highlights include updated flooring, refreshed paint, a large private deck—perfect for outdoor relaxation or entertaining, and one assigned parking stall. This prime location is unbeatable: close to Shaganappi Point Golf Course, schools, shopping, public transit, and offering effortless access to 17th Avenue, Sarcee Trail, and Crowchild Trail. Immediate possession is available!