

# \$440,000 - 14, 3906 19 Avenue Sw, Calgary

MLS® #A2198691

**\$440,000**

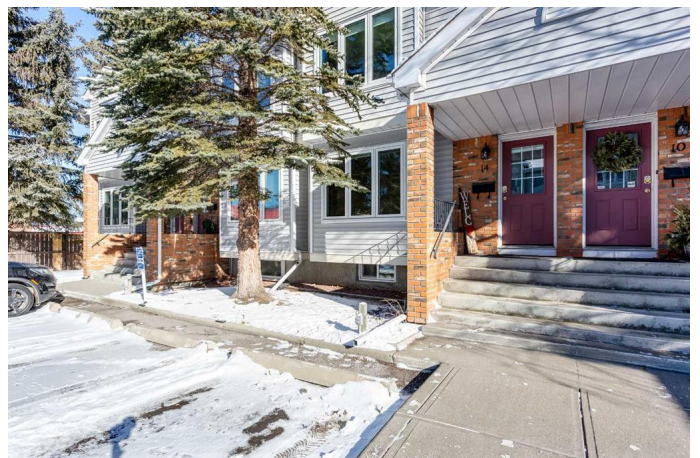
2 Bedroom, 3.00 Bathroom, 1,204 sqft  
Residential on 0.00 Acres

Glendale., Calgary, Alberta

[Click brochure link for more details.](#)

**BEAUTIFULLY UPDATED TOWNHOUSE IN  
A QUIET, PET-FRIENDLY COMPLEX.**

Discover this beautifully updated and well-maintained townhouse, perfectly situated in a quiet, pet-friendly complex. Designed for those seeking a low-maintenance lifestyle, this home offers modern upgrades, a peaceful setting, and convenient access to parks, shopping, and transportation. The main floor boasts an open-concept living and dining area with built-in bench seating with extra storage. The kitchen is a standout feature, complete with ceiling-height cabinets, a ceramic cooktop self-cleaning oven, a built-in convection microwave, and a new fridge (November 2024). A silgranit sink with matching countertops and a large pantry add to the functionality of the space. The main floor also includes a convenient half-bathroom and access to a private back deck, with plenty of room where you can enjoy the morning sunshine and shade in the afternoon. Upstairs, the spacious primary bedroom features a walk-in closet and an en-suite half-bathroom. The second bedroom offers two closets and is slightly bigger than the master, making it ideal for a home office or additional storage. A well-appointed four-piece bathroom includes a single vanity and a cozy shower/bathtub, perfect for relaxation. The unfinished basement is a blank slate, ready for your vision—whether it's a home gym, office, or additional living space—with roughed-in



plumbing for a potential extra bathroom. This well-managed complex is known for its quiet and friendly atmosphere, and it's pet-friendly with board approval. The home includes an assigned parking stall directly in front of the unit, with rental options available for additional stalls, as well as plenty of visitor parking. Residents also have access to a communal garage for garbage, recycling, compost, and bike storage. Surrounded by trees, green spaces, and community gardens, this location is perfect for outdoor enthusiasts, with nearby tennis courts, the Bow River, Glenmore Reservoir, and several major parks. Shopping is convenient with Westbrook Mall and Signal Hill just a short drive away. Commuting is a breeze with the Westbrook LRT station only 1.5 blocks away, nearby bus stops, and easy access to major roadways. The home is also close to Mount Royal University and other key amenities. Condo documents and land title are available for immediate viewing. Don't miss this fantastic opportunity to own a move-in-ready townhouse in a welcoming, community-oriented complex!

Built in 1991

### **Essential Information**

MLS® #	A2198691
Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,204
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey  
Status Active

### Community Information

Address 14, 3906 19 Avenue Sw  
Subdivision Glendale.  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3E 7E7

### Amenities

Amenities Parking, Visitor Parking  
Parking Spaces 1  
Parking Stall

### Interior

Interior Features Built-in Features, No Smoking, Closet(s)  
Appliances See Remarks  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

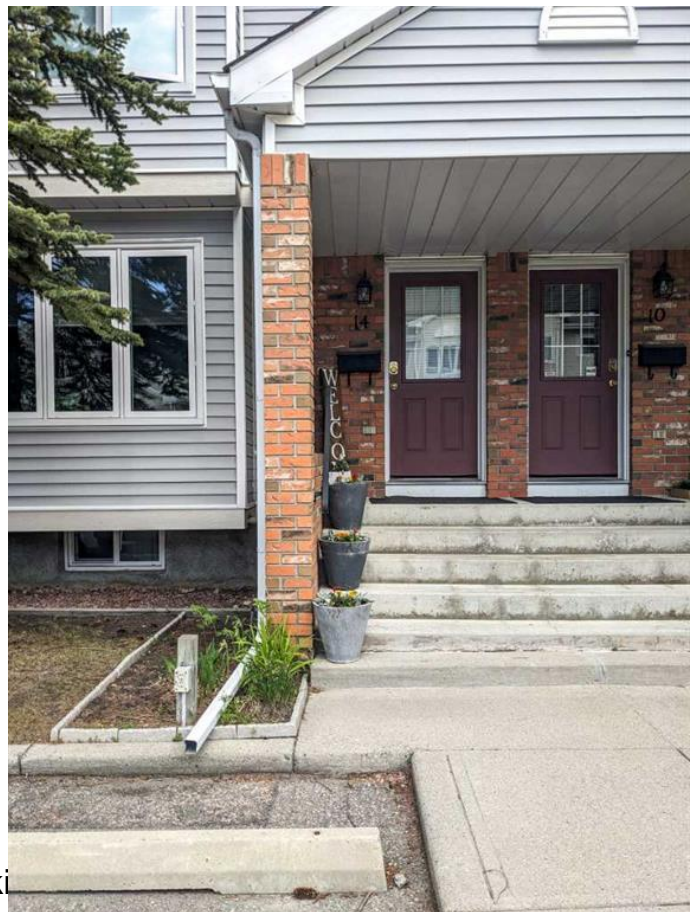
Exterior Features BBQ gas line  
Lot Description Landscaped, See Remarks, Many Trees  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 11  
Zoning M-CG

### Listing Details

Listing Office Honestdoor Inc.



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