

# \$419,000 - 6, 3906 19 Avenue Sw, Calgary

MLS® #A2235210

**\$419,000**

3 Bedroom, 4.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Glendale., Calgary, Alberta

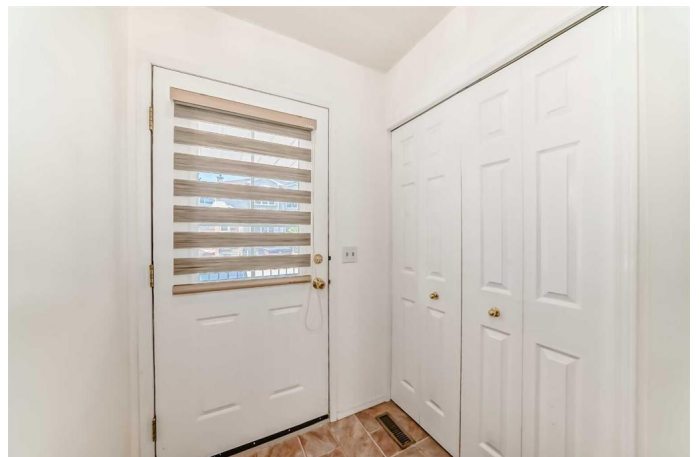
This beautifully updated 3-bedroom, 2 full and 2 half-bath townhouse offers great value in one of Calgary's most sought-after areas—just steps away from LRT, shopping, dining, and more. Located in the highly desirable Glendale neighborhood, this home is ideal for those seeking convenience and a low-maintenance lifestyle.

The main floor features hardwood flooring, a large entranceway, a spacious living room, a dining area, and a bright kitchen with a generous eating nook. The kitchen leads to a fantastic private deck with maintenance-free railings—perfect for outdoor enjoyment. Recent upgrades include new triple-pane windows (2017), newer shingles (2011) and custom deck (2015).

Upstairs, the large master bedroom boasts a walk-in closet and a 2-piece ensuite. The second bedroom is oversized and could easily be converted into two separate rooms. The fully finished basement offers an additional bedroom with a 3-piece ensuite, plus a laundry room and plenty of storage space.

The end-unit location offers extra privacy, and the well-managed complex provides additional amenities such as garbage, recycling, and bike storage.

Enjoy a short walk to the Westbrook LRT station, nearby parks, and the Bow River, while being close to Mount Royal University,



shopping, and major roadways. This townhouse is perfect for those looking for an affordable and well-maintained home in a prime inner-city location.

Built in 1991

**Essential Information**

MLS® #	A2235210
Price	\$419,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,233
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	6, 3906 19 Avenue Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7E7

**Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	M-CG d44

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.