

# \$414,000 - 6, 3906 19 Avenue Sw, Calgary

MLS® #A2248237

**\$414,000**

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® #         | A2248237      |
| Price          | \$414,000     |
| 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, Visitor Parking, Trash |
| 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      | Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-CG d44          |

## Listing Details

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

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