

\$725,000 - 3608 19 Avenue Sw, Calgary

MLS® #A2250445

\$725,000

3 Bedroom, 4.00 Bathroom, 1,927 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Luxury Inner-City Living Awaits. Welcome to this rare three-storey townhouse in the highly coveted community of Killarney, offering the perfect blend of elegance, comfort, and convenience. With an exceptional location just minutes from downtown, this home was designed for discerning young professionals and modern couples seeking an elevated lifestyle. This thoughtfully designed residence features three spacious bedrooms, each with its own private ensuite, a true rarity in the inner city. An oversized attached single garage with a private driveway provides both practicality and ease of access.

The kitchen is a striking showcase of contemporary design, featuring tri-tone cabinetry, sleek stainless steel appliances, and pristine quartz countertops. The open-concept main floor flows seamlessly through the dining and living areas, a gas fireplace with custom built-ins, and a south-facing balcony with a gas line create an inviting space to entertain or unwind. On the upper level, vaulted ceilings enhance the sense of space in the two generous bedrooms, each complemented by exceptional closet storage. The primary suite is a private retreat, complete with a spa-inspired five-piece ensuite, boasting a freestanding tub and separate glass shower. A convenient laundry closet completes this level. The entry level welcomes you with a spacious foyer and an additional bedroom with its own three-piece ensuite, ideal for guests or a home office. Perfectly positioned in Killarney, this



home offers easy access to top-rated schools, boutique shops, trendy restaurants, parks, transit, and the vibrant energy of 17th Avenue. Experience inner-city living without compromise, call your favourite Realtor to schedule your private showing today.

Built in 2012

Essential Information

MLS® #	A2250445
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3608 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	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.