

\$399,900 - 7, 3208 19 Street Nw, Calgary

MLS® #A2139226

\$399,900

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

There is no comparison. One of the most anticipated homes to come to market this immaculate home stands out from all the rest! The perfect blend of space + tranquility, this two bedroom executive home is in a prime location across from West Confederation Park in a solid concrete building will exceed the needs of the most scrupulous buyer. Rarely does an opportunity like this become available offering the largest private inner city yard you have ever seen in a condo with direct access into your unit! The Yard is HUGE w/700 sq ft of manicured pet friendly fenced yard space that is exclusive to your use only! This immaculate & lovingly maintained upgraded home offers a fabulous open+ bright layout, over 900 sq ft of finished living space featuring 2 bedrooms, 1 bathroom, offers the best parking stall location & a separate storage locker. Upon entry into your new home you are greeted with a calm elegance, extensive upgrades, exceptional details of designer features with low maintenance flooring, large living room with flat ceilings, formal dining room, great kitchen with ample cupboard & counter space, stylish upgraded backsplash, premium quartz counters, stainless steel appliances, great lighting, kitchen nook area with an amazing view of the park and access to your yard perfect for hosting friends and enjoying an evening bbq with splendid views in any season. The large primary bedroom has a view of the park as well, spacious closet, fabulous 4 pc bathroom, designer lighting,



second bedroom also has a large presence with park views, ample closet space and could be used as den or flex space. Enjoy the convenient main floor laundry, two storage closets in hallway and the front mudroom/reception area. Some of the many highlights include ample street parking for guests or clients, newer windows, all new LED lighting, new painting throughout, outside water tap, garden beds, landscaping & upgraded appliances! The building itself is extremely well maintained + manicured & has no age restrictions and pets are allowed. A perfect location for buyer's or investors with walking distance from shopping, several schools, Calgary Winter Club, Confederation Golf Course, nearby Nose Hill park, skate + splash Park, U of C, hospitals, downtown & more! A must to view but you best to hurry as this type of perfect lifestyle is in huge demand and truly a rare offering! Be that one lucky buyer and call today!

Built in 1963

Essential Information

MLS® #	A2139226
Price	\$399,900
Sold Price	\$412,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	7, 3208 19 Street Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A8

Amenities

Amenities	Community Gardens, Day Care, Laundry, Park, Parking, Playground, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Hot Water, Radiant
Cooling	None
# of Stories	2

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Roof	Flat Torch Membrane
Construction	Concrete, Mixed

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 19th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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