



## 3208 19 Street Calgary Alberta

\$299,900

Located in the desirable community of Collingwood, this well-maintained ground-floor unit offers an excellent blend of comfort, convenience, and lifestyle. Just steps from the expansive green spaces of both Confederation and West Confederation Parks, this home provides easy access to some of Calgary's most beautiful outdoor spaces. Offering 894 square feet of functional living, the unit features two bedrooms and one full bathroom. The spacious living room is filled with natural light thanks to large windows, while the adjacent dining area creates a practical flow between the living space and the galley-style kitchen. Outfitted with white cabinetry and appliances, the kitchen provides ample cupboard and counter space, along with a pantry for additional storage. Two hallway closets further contribute to the unit's efficient use of space. Both bedrooms are generously sized and located near the four-piece bathroom. From the main living area, step out into the fully fenced yard with a covered patio—an ideal spot to unwind outdoors, garden, or enjoy some privacy. With board approval, pets are welcome, making this home a great option for animal lovers. Set within a 16-unit concrete building, the property offers a quieter living experience while still being close to everything the city has to offer. Residents have access to a range of shared amenities, including gym equipment, a bike storage room, and a designated storage locker. Shared laundry is conveniently located in the building, and one assigned outdoor parking stall with a plug-in is included. The location is hard to beat. You're just minutes from the University of Calgary, SAIT, the Foothills and Children's Hospitals, and within walking distance to several schools including Capitol Hill, Senator Patrick Burns, and William Aberhart. Outdoor enthusiasts will appreciate easy access to Confederation Park, which offers...

4pc Bathroom 5.08 Ft x 7.25 Ft

Bedroom 14.83 Ft x 10.92 Ft

Dining room 7.42 Ft x 8.58 Ft

Kitchen 7.17 Ft x 8.25 Ft

Living room 20.50 Ft x 12.58 Ft

Primary Bedroom 14.92 Ft x 11.08 Ft

Listing Presented By:



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