

# \$299,900 - 6, 3208 19 Street Nw, Calgary

MLS® #A2241083

**\$299,900**

2 Bedroom, 1.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Collingwood, Calgary, Alberta

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 walking and cycling paths, cross-country ski trails, a splash park, tennis courts, a bike skills area, and a water park. The Triwood Community Centre, indoor rink, and the Calgary Winter Club are also nearby. For even more outdoor adventure, Nose Hill Park—one of the largest urban parks in North America—is just minutes away, offering endless trails and panoramic views of the city. With nearby shopping, transit options, and quick access to downtown or weekend escapes to the mountains, this is a smart choice for both homeowners and investors. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241083    |
| Price          | \$299,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 894         |
| Acres          | 0.00        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6, 3208 19 Street Nw |
| Subdivision | Collingwood          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 2A8              |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan |
| Appliances        | Refrigerator, Stove(s), Window Coverings           |
| Heating           | Hot Water, Radiant                                 |
| Cooling           | None                                               |
| # of Stories      | 2                                                  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Roof              | Flat Torch Membrane           |
| Construction      | Concrete, Stucco, Wood Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 85              |
| Zoning         | M-C1            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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