



## Welcome Home To

3216 19 ST NW







Chris Zaharko
Associate

Phone: 403-874-0424 www.zaharko.com - chris@zaharko.com

Top 1% Nationally



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Fantastic opportunity in Collingwood! Across from Canmore Park & Steps to the Charleswood Tennis Courts, Splash Park & Confederation Park Golf Course! Over 2,400 sq ft of finished living space in this 3 bed, 3 bath bungalow. Perfect for plant lovers, the front and back living areas have large atrium windows. Enjoy the wood burning fireplace as you entertain in the front living and dining room. Lots of living space on the main level including a nice size kitchen with pass through, 3 bedrooms and 4 pc bath. The master bedroom is complete with a 3pc ensuite. The basement offers a 2pc bath and 2 large entertainment areas and laundry room with additional storage. Triple car garage with option to utilize the single as a shop space. This home has retained many of its original unique 1960's features and charm waiting for your personal touch! Close to all amenities. Minutes to Downtown, the University of Calgary, Foothills Medical Centre and The Children's Hospital. Quick access to Crowchild and John Laurie Blvd.

















## Chris Zaharko

Phone: 403-874-0424 www.zaharko.com chris@zaharko.com MLS: A1240509
Year Built: 1960
Subdivision: Collingwood

Type: House
Class: Detached
Taxes: 3,524.00/2022

Taxes: 3,524.00/2022 Size: 1,529.89 SqFt

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