



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #163, Calgary T2E 4Y5

MLS® #: **A2159261**

Area: **Vista Heights**

Listing Date: **08/20/24**

List Price: **\$354,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area
Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

29
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Flat**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 12`3"	Breakfast Nook	Main	10`4" x 6`5"
Foyer	Main	7`6" x 3`5"	Mud Room	Main	5`11" x 3`7"
2pc Bathroom	Main	5`6" x 2`7"	Bedroom - Primary	Second	15`10" x 9`3"
Bedroom	Second	12`2" x 7`9"	Bedroom	Second	11`3" x 7`9"
4pc Bathroom	Second	7`8" x 4`11"			

Legal/Tax/Financial

Condo Fee: \$384	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
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Legal Desc: **8911259**

Remarks

Pub Rmks: **OPEN HOUSE Friday September 20 2-6 and Saturday September 21st from 9-12 Welcome to this beautifully renovated townhouse in the heart of Vista Heights! This 1093sq ft home boasts 3 generously sized bedrooms, a well-appointed bathroom on the upper floor, and an upgraded kitchen featuring new stainless appliances including a 36 inch fridge. This home is designed for comfort and convenience. You'll enjoy a fantastic location within walking distance to public schools, shopping, restaurants, and public transportation, with easy access to Deerfoot Trail. The bright and airy floor plan is enhanced by natural light and includes two convenient entrances and a back door that overlooks the green space—ideal for relaxation. You'll also find a spacious living room, a luminous kitchen, and a half bathroom on the main floor. The spacious renovated basement will give you the extra space you need, including a functional laundry area. Additional highlights include, ample street parking and one assigned parking stall. This is a wonderful opportunity to own a home that seamlessly combines comfort, convenience, and a beautiful setting! Book a viewing today and make this your new home.**

Inclusions:
Property Listed By: **Furniture and accessories, Window coverings and two beverage fridges are included Unison Realty Group Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









