

## 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-A	Aug Associatio	n:Fort McMurray	
				General Inf				DOM
				Prop Type:		Residential Row/Townhouse		29 Lavout



General Information Prop Type: Sub Type:	Residential Row/Townhouse			DOM <b>29</b> Layout	
City/Town:	Calgary	Finished Floor Area		Beds:	3 (3 )
Year Built:	1962	Abv Sqft:	1,092	Baths:	1.5 (1 1)
Lot Information		Low Sqft:		Style:	2 Storey
Lot Sz Ar:		Ttl Sqft:	1,092		
Lot Shape:				<u>Parking</u> Ttl Park: Garage Sz:	1
Access:	Deales on the Deale/Co				
Lot Feat: Park Feat:	Backs on to Park/Gı Off Street,Stall	reen Space			

Utilities and Features

Roof:	Flat	Construction:	
Heating:	Forced Air,Natural Gas	Stucco,Vinyl Siding	
Sewer:		Flooring:	
Ext Feat:	Playground	Laminate	
		Water Source:	
		Fnd/Bsmt:	
		Poured Concrete	
Kitchen Appl:	Convection Oven, Dishwasher, Dryer, Elect	ric Oven,Microwave,Refrigerator,Washer	
Int Feat:	No Animal Home, No Smoking Home		
Utilities:			

		Room Information		
<u>Level</u> Main	<u>Dimensions</u> 17`5" x 12`3" 7`6" x 2`5"	<u>Room</u> Breakfast Nook Mud Room	<u>Level</u> Main	<u>Dimensions</u> 10`4" x 6`5" 5`11" x 2`7"
				5`11" x 3`7" 15`10" x 9`3"
Second Second	12`2" x 7`9" 7`8" x 4`11"	Bedroom	Second	11`3" x 7`9"
		Legal/Tax/Financial		
	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: M-C1	
8911259		Remarks		
1093sq ft home boas including a 36 inch fi restaurants, and put entrances and a bac the main floor. The s street parking and o setting! Book a view Furniture and access	ts 3 generously sized bedrooms, a ridge. This home is designed for con- olic transportation, with easy access < door that overlooks the green spa pacious renovated basement will g ne assigned parking stall. This is a sing today and make this your new h cories, Window coverings and two b	well-appointed bathroom on the upp mfort and convenience. You'll enjoy s to Deerfoot Trail. The bright and a ace—ideal for relaxation. You'll also ive you the extra space you need, in wonderful opportunity to own a hon nome.	per floor, and an upgraded a fantastic location within iry floor plan is enhanced b find a spacious living room Icluding a functional laundi	kitchen featuring new stainless appliances walking distance to public schools, shopping, oy natural light and includes two convenient , a luminous kitchen, and a half bathroom on ry area. Additional highlights include, ample
	Main Main Main Second Second 8911259 OPEN HOUSE Friday 1093sq ft home boas including a 36 inch fi restaurants, and pub entrances and a back the main floor. The s street parking and of setting! Book a view Furniture and access	Main 17`5" x 12`3"   Main 7`6" x 3`5"   Main 5`6" x 2`7"   Second 12`2" x 7`9"   Second 7`8" x 4`11"   Title: Fee Simple Fee Freq: Monthly   8911259 Friday September 20 2-6 and Saturday Septe	Level Dimensions Room   Main 17'5" x 12'3" Breakfast Nook   Main 7'6" x 3'5" Mud Room   Main 5'6" x 2'7" Bedroom - Primary   Second 12'2" x 7'9" Bedroom   Second 7'8" x 4'11" Legal/Tax/Financial   Title:   Fee Simple   Fee Simple Fee Freq:   Monthly 8911259 Remarks   OPEN HOUSE Friday September 20 2-6 and Saturday September 21st from 9-12 Welcome to 1093sq ft home boasts 3 generously sized bedrooms, a well-appointed bathroom on the up including a 36 inch fridge. This home is designed for comfort and convenience. You'll enjoy restaurants, and public transportation, with easy access to Deerfoot Trail. The bright and a entrances and a back door that overlooks the green space—ideal for relaxation. You'll also the main floor. The spacious renovated basement will give you the extra space you need, in street parking and one assigned parking stall. This is a wonderful opportunity to own a hom setting! Book a viewing today and make this your new home.   Furniture and accessories, Window coverings and two beverage fridges are included	Level Dimensions Room Level   Main 17'5" x 12'3" Breakfast Nook Main   Main 7'6" x 3'5" Mud Room Main   Main 5'6" x 2'7" Bedroom - Primary Second   Second 12'2" x 7'9" Bedroom - Primary Second   Second 7'8" x 4'11" Legal/Tax/Financial   Title: Zoning:   Fee Simple M-C1   Fee Freq: Monthly Monthly   8911259 Remarks OPEN HOUSE Friday September 20 2-6 and Saturday September 21st from 9-12 Welcome to this beautifully renovated   1093sq ft home boasts 3 generously sized bedrooms, a well-appointed bathroom on the upper floor, and an upgraded including a 36 inch fridge. This home is designed for comfort and convenience. You'll enjoy a fantastic location within restaurants, and public transportation, with easy access to Deerfoot Trail. The bright and airy floor plan is enhanced be entrances and a back door that overlooks the green space—ideal for relaxation. You'll also find a spacious living room the main floor. The spacious renovated basement will give you the extra space you need, including a functional laund street parking and one assigned parking stall. This is a wonderful opportunity to own a home that seamlessly combine setting! Book a viewing today and make this your new home.   Furniture and accessories, Window coverings and two beverage fridges are included

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













