

## 2211 19 Street #224, Calgary T2E4Y5

List Price: \$369,900 A2161550 Vista Heights Listing 08/29/24 MLS®#: Area:

Status: Active County: Calgary Change: -\$10k, 14-Sep Association: Fort McMurray

Date:

**General Information** 

Sub Type:

City/Town: Calgary Finished Floor Area 1962 Year Built:

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 1.006 Lot Shape:

Access:

Lot Feat: Views Park Feat: Stall

Residential Prop Type: Row/Townhouse

> Abv Saft: 1,006

> > <u>Parking</u>

Ttl Park: 1

3 (3)

2.5 (2 1)

2 Storey

Garage Sz:

DOM

Layout

Beds:

Baths:

Style:

20

## Utilities and Features

Roof: Flat Torch Membrane, Flat

Heating: Forced Air

Sewer:

Ext Feat: Balcony Construction:

Concrete, Metal Frame, Stucco

Flooring:

Carpet, Cork, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher.Electric Stove

Int Feat: See Remarks

**Utilities:** 

**Room Information** 

Level Level **Dimensions** Room **Dimensions** Room Kitchen Main 14`9" x 15`9" Living/Dining Room Combination Main 14`9" x 16`1" 3pc Bathroom 0'0" x 0'0" 2pc Bathroom Main 0'0" x 0'0" Second **Bedroom - Primary** Second 15`7" x 11`6" **Bedroom** Second 7`7" x 14`9" 7`7" x 14`9" **3pc Bathroom** 0'0" x 0'0" Bedroom Second **Basement Media Room Basement** 13`1" x 11`6" Laundry **Basement** 13`1" x 11`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$385 Fee Simple M-C1
Fee Freq:

Monthly

Legal Desc: **8911259** 

Remarks

Pub Rmks:

Welcome to this unique 3-bedroom townhome in the sought-after NE Calgary community—an ideal home for students! Enjoy breathtaking views of Canada Olympic Park and the Rocky Mountains right from your balcony. This unit stands out with no block walls—drywall with power receptacles and sound insulation on shared walls provides added comfort and privacy, perfect for studying or quiet relaxation. Ideal location to downtown 10 minutes or less. The quality of all the upgrades is excellent. Main floor has a 5/8 tongue and groove additional sub floor over the 1/2 inch plus 3/4 Hardwood. Solid sound and Quality Throughout. Theater room down with Bar. All washrooms update with quality. Water for fridge up and down. Excellent out front parking 20ft away. New windows and roof. Check this one out last because the best is for last. The main floor offers an open floorplan, ideal for collaborative living and socializing, along with a convenient in-wall air conditioner to keep you cool during study sessions. Upstairs, you'll find three spacious bedrooms and a well-appointed 3-piece bath. The basement is a standout feature with a sound-insulated theatre room, perfect for unwinding with movies or group study sessions, and includes a sub-panel for added convenience. Windows in the basement bring in natural light, creating a bright and inviting space—great for focus and productivity. Additional highlights include a sturdy 5/8 subfloor, recently replaced heat ducts, and top-quality workmanship throughout. With \$385 condo fees covering mowing, tree maintenance, and garbage, and utilities ranging from \$225-\$250, this home offers both value and comfort—an excellent choice for student living. Don't miss this rare opportunity to own a well-maintained, beautifully designed home in a prime location, perfectly suited for student life!

Inclusions: Electric Stove, refrigerator, washer, dryer, window coverings

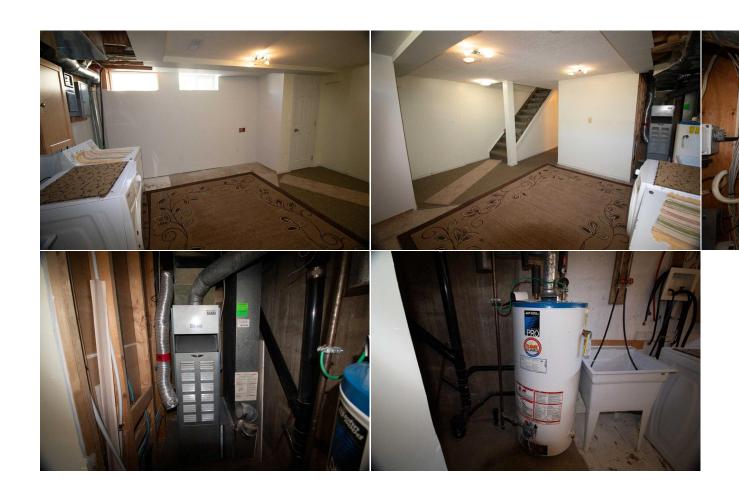
Property Listed By: Grand Realty

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









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