



THE
A-TEAM

**RE/MAX
FIRST**

2306 19 Street, Calgary T2E 8G7

MLS®#: **A2161691**

Area: **Vista Heights**

Listing Date: **08/30/24**

List Price: **\$719,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot**
Park Feat: **Double Garage Attached**

DOM

60
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 11`8"	Dining Room	Main	13`11" x 11`3"
Living Room	Main	15`7" x 12`7"	Mud Room	Main	11`11" x 9`4"
Bedroom	Main	11`11" x 8`10"	3pc Bathroom	Main	6`6" x 5`10"
Bedroom - Primary	Upper	14`5" x 12`1"	5pc Ensuite bath	Upper	7`9" x 6`10"
Bedroom	Upper	11`4" x 10`1"	Bedroom	Upper	13`0" x 10`1"
4pc Bathroom	Upper	11`1" x 4`11"	Game Room	Basement	18`11" x 13`1"
Bedroom	Basement	10`3" x 9`8"	Flex Space	Basement	14`5" x 10`3"

Furnace/Utility Room
Storage

Basement
Basement

13`7" x 13`4"
7`8" x 6`4"

3pc Ensuite bath

Basement

6`8" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8310180

Remarks

Pub Rmks:

Be among the first to own this extensively renovated 5-bedroom, 4-bathroom, two-storey estate in the inner-city community of Vista Heights. This home exemplifies contemporary elegance with over \$150,000 in renovations. Inside, luxury and comfort seamlessly blend together. The main living areas feature a stylish, open layout perfect for entertaining, with LVP floors adding warmth to the clean, minimalist design. Just off the entryway, a versatile open space can serve as your dining room, a family room, or a rec area. The attached garage includes a designated mud area with custom built-in closets and a bench for added convenience. The gourmet kitchen boasts upgraded, full-height cabinets, quartz countertops, and sleek black subway tile backsplashes. A generous eat-up island overlooks the living room, where statement pendant lights enhance the upscale atmosphere. Upgraded appliances include a French door refrigerator, electric stove, built-in dishwasher, and a microwave nook. The living room welcomes you with a bright, open space featuring a traditional wood-burning fireplace set within an eye-catching MDF feature wall, ideal for a wall-mounted TV. A patio door floods the room with natural light and offers easy access to the large backyard. A unique aspect of this home is the main floor bedroom, complete with a closet and a 3-piece ensuite featuring a custom shower. This level also includes a stacked washer/dryer conveniently hidden behind a barn door. Upstairs, the primary bedroom serves as a tranquil retreat, spacious enough for a king-size bed, and equipped with a custom his-and-hers closet system and an upgraded 3-piece ensuite. The upper level also includes two large bedrooms with custom closets and a shared 4-piece bathroom, featuring stunning tile work in dark tones, a dual vanity, and a tub, creating a spa-like ambiance. The basement offers a beautifully finished large rec room, a wet bar area, and a second primary suite with a 3-piece ensuite, walk-in closet with custom built-ins, and ample storage space. Living in Vista Heights means enjoying a vibrant lifestyle with a strong sense of community, close to parks, shopping centers, and schools. The proximity to Trans Canada & Deerfoot provides easy access to all areas of Calgary, including a quick 10-minute drive to downtown. All of this is available for under \$750,000. Schedule your showing today!

Inclusions:
Property Listed By:

N/A
Greater Property Group

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











