



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #107, Calgary T2E 4Y5

MLS® #: **A2162980**

Area: **Vista Heights**

Listing Date: **11/08/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1962

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,148

Low Sqft:

Ttl Sqft:

1,148

DOM

13

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Assigned,Off Street,Stall

Utilities and Features

Roof: **Flat**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Outdoor Grill,Private Entrance,Private Yard,Storage**

Construction:

Stucco,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dryer,Refrigerator,Stove(s),Washer

Int Feat:

Breakfast Bar,No Animal Home,No Smoking Home,See Remarks,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	8`9" x 14`5"	Bedroom - Primary	Second	11`8" x 15`4"
Living Room	Main	12`9" x 11`1"	4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	7`9" x 14`10"	Bedroom	Second	13`6" x 7`7"
Family Room	Basement	13`4" x 11`2"	Furnace/Utility Room	Basement	8`1" x 13`10"
2pc Bathroom	Basement	2`8" x 6`2"	Family Room	Basement	9`6" x 15`5"

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911259**

Remarks

Pub Rmks: **Welcome to this charming corner unit in Vista Heights with a developed basement including a 2-piece bathroom and a second entrance. Conveniently located at the crossroad of Valleyview Road and 19 ST NE, this home offers you a designated parking stall in addition to unlimited FREE street parking right in front of your house. A bright welcoming living room with beautiful hardwood flooring and a gas fireplace greets you from the entrance. Stepping North, you will find the kitchen with a modern breakfast bar where you can see the well-maintained open green space providing a relaxing cooking and dining experience. 3 large bedrooms with a 4-piece bathroom upstairs with a balcony connecting the master bedroom; the basement is developed with a 2-piece bathroom and a spacious family room with the potential for upgrading into a secondary suite (subject to approval by the city/municipality). Ample storage space in the utility room. Total of 1,571 sqft of living space for you to customize a spacious starter home or a great investment property! Within walking distance to Vista Heights school, Aero Park, Airways Park, playgrounds, convenience stores and restaurants, this home offers an affordable (condo fee only \$377.14/month) and fulfilling urban lifestyle. Ready for quick possession. Check it out today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









