



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: **\$339,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 04-Dec** 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:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Assigned,Off Street,Stall**

Finished Floor Area

Abv Sqft: **1,148**
 Low Sqft:
 Ttl Sqft: **1,148**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

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









