



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #398, Calgary T1Y 2Z6

MLS®#: **A2163380**

Area: **Vista Heights**

Listing Date: **09/05/24**

List Price: **\$339,000**

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: **792 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

DOM

107
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Street Lighting**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt, Flat**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Courtyard, Lighting, Private Entrance, Rain Gutters**

Construction: **Concrete, Mixed, Stucco**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Oven, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **See Remarks, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9'2" x 3'9"
Kitchen With Eating Area	Main	9'9" x 14'7"
Bedroom	Upper	11'9" x 7'7"
4pc Bathroom	Upper	7'9" x 5'0"
Walk-In Closet	Upper	2'5" x 6'3"
Other	Basement	15'5" x 31'9"

Room	Level	Dimensions
Living Room	Main	12'1" x 17'5"
Mud Room	Main	8'6" x 5'8"
Bedroom	Upper	7'9" x 14'8"
Bedroom - Primary	Upper	9'2" x 15'9"
Balcony	Upper	3'5" x 15'7"

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple

Zoning:
MC-1

Fee Freq:
Monthly

Legal Desc: **8911259**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Well kept & updated, spacious 3 bedroom townhome ideal for anyone looking for a solid potential investment! Live in or potentially rent out, its sure to please! Centrally located with quick & easy access to Deerfoot Trail. Walking distance to public schools, shopping amenities, playground/parks, nature paths & public transport this home offers the comfort of convenience for all. The well designed floorplan offers ample kitchen space, large living room with endless furniture placement options, sizeable bedrooms and a private balcony off the Master!! One of the best locations in the complex, this end/corner unit backs onto a greenspace and features views of Downtown, the mountains and Nose Hill Park! The unfinished basement is equipped with washer & dryer and perfect for extra rec or storage space. Updates include fresh paint, oak cabinets, flooring & updated Furnace and Hot Water Tank (approx. 4 yrs). All of this in a very well managed & maintained complex. Don't miss out!**

Inclusions: n/a
Property Listed By: **Easy List Realty**

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



