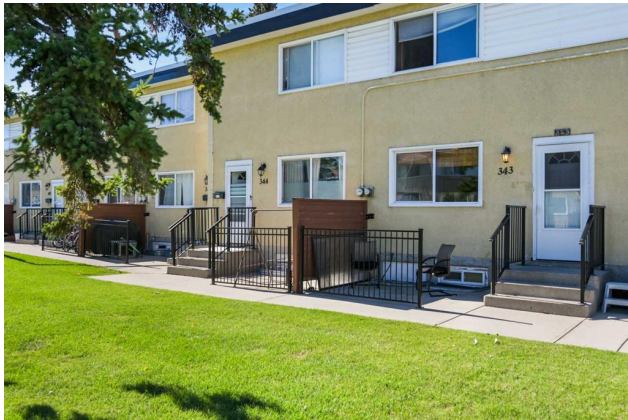


2211 19 Street #343, Calgary T2E 4Y5

MLS® #: **A2169699** Area: **Vista Heights** Listing Date: **10/02/24** List Price: **\$279,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 09-Nov** 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: **Other**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,122**
 Low Sqft:
 Ttl Sqft: **1,122**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`6" x 12`7"
Foyer	Main	9`3" x 4`10"
Bedroom	Second	11`7" x 7`6"
4pc Bathroom	Second	8`7" x 5`0"

Room	Level	Dimensions
Kitchen	Main	16`1" x 12`10"
Bedroom - Primary	Second	16`0" x 9`5"
Bedroom	Second	10`9" x 8`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$385

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

8911259

Remarks

Pub Rmks:

This reasonably priced townhouse is perfect for the family on a budget! For a bit of sweat equity: T.SP. paint, (the walls have a light coat of white) sealer on the floors, a new tap and you're ready to enjoy your new home. The original, solid wood kitchen cupboards, have attractive moldings, and hardware. The kitchen countertop is new. The ceramic tile backsplash and kitchen (and bathroom floor) are basically new. The owner is leaving 2 jugs of sealer to make them luminous. The beautiful soundproofing cement block has only ever had the slimmest coat of paint applied. This home is snug and easy to heat as the quiet, lovely neighbors on each side insulate the house with their furnaces. The original furnace works well. The hot water tank functions excellently. The large basement is ready for your imagination. The new condo board manager (who vows to work to continually improve this complex has assessed needed repairs on this unit: The concrete slab on the west side will be redone as soon as the frost is gone next spring. The block heater electric plug in on the assigned stall is missing and will be in place before winter. Let's talk about sunset views! Enjoy the sunset and foothills from the big living room window. This view is even sweeter from the second floor. It's a quiet complex but if you have children they will love the quiet greenspace on either entrance side. The walking path on 24th Ave is a gem for young and old. People enjoy walks or biking and a 3-minute walk to the end of 24th Ave and you will be wowed by the sunset and panoramic view of city lights. The mailboxes are on 19th street. Quick access to 16th Ave, the Deerfoot, close to downtown and shopping. The bus system is literally at the door. (29662908)

Inclusions:

"As Is"

Property Listed By:

RE/MAX Realty Professionals

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







