



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #157, Calgary T2E 4Y5

MLS® #: **A2171263**

Area: **Vista Heights**

Listing Date: **10/08/24**

List Price: **\$339,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,134**
Low Sqft:
Ttl Sqft: **1,134**

DOM

44
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting**
Park Feat: **Assigned,Off Street,On Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	17`4" x 12`5"
Foyer	Main	7`5" x 3`5"
Bedroom - Primary	Second	15`10" x 9`2"
Bedroom	Second	11`3" x 7`6"
Other	Basement	15`8" x 13`1"
Laundry	Basement	18`7" x 15`8"

Room	Level	Dimensions
Kitchen	Main	14`10" x 8`7"
Other	Main	8`7" x 3`10"
Bedroom	Second	12`3" x 7`8"
4pc Bathroom	Second	7`7" x 4`11"
Balcony	Second	15`10" x 3`7"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911259**

Remarks

Pub Rmks: **Nestled in the highly coveted Community of Vista Heights, this charming 3 bedroom Town Home is a MUST SEE! Step into this beautiful, meticulously cared for, 1135sq ft 2 Storey Home to discover a welcoming ambience enhanced with modern updates and thoughtful touches through out. The spacious Living Room offering ample space to unwind and relax, with it's Painted Feature Wall and brand new Laminate Flooring becomes the heart of the Home. The Granite Counter Top Peninsula seamlessly connects the living Room to the Updated White Kitchen creating a very Open Concept Plan. Do not forget to check out the Spacious Closet next to the Rear Entrance . It would make a Great Pantry! The Upper Floor boast a spacious Primary Bedroom with its own private balcony overlooking abundant Greenspace that meanders through out the entire Complex. Two other good sized bedrooms and a clean and updated 4 piece bathroom complete the upper floor. The unfinished Basement offers an additional 567sq ft and awaits your personal touch. This beautiful home showing Pride of Ownership comes with a conveniently located Assigned parking stall # 157 together with Ample Street Parking. Renovations done over recent years.. New Furnace and Tank Less Water Heater installed in 2018. New Kohler Toilet (2019). Granite Peninsula (2018). Microwave Hood Fan (2023). All New Unit Doors (2018). Painted (2018). Easy commute to D/Town and major commuter routes viz 16 AV, Deerfoot and Stoney. Located close to Schools, Shopping, Parks, Playgrounds and Public Transport. Ideal for First Time Buyer and/or Savvy Investor. This property which promises exceptional Living of Convenience and comfort in a Park Like Setting is a MUST SEE!! Call your favourite Realtor. Come see and make it yours!**

Inclusions:
Property Listed By: **None**
Royal LePage Solutions

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











