



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2211 19 Street #387, Calgary T2E 4Y5**

MLS®#: **A2172660**

Area: **Vista Heights**

Listing Date: **10/13/24**

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: **1,095**  
Low Sqft:  
Ttl Sqft: **1,095**

DOM

**101**  
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,Low Maintenance Landscape,Views**  
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17'3" x 11'11"	Kitchen With Eating Area	Main	14'5" x 11'11"
Mud Room	Main	8'6" x 5'10"	Bedroom - Primary	Upper	9'1" x 15'8"
Bedroom	Upper	14'4" x 7'8"	Bedroom	Upper	10'9" x 7'6"
4pc Bathroom	Upper	7'8" x 5'0"			

Legal/Tax/Financial

Condo Fee: <b>\$377</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-C1</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>8911259</b>	

Remarks

Pub Rmks:	<b>Welcome to this beautiful corner unit in a mature community of Vista Heights. Close to schools, playgrounds, parks, public transport and only 10 mins drive to Downtown. The main floor features an open living room with a kitchen and dining area at the back side. Back door to the private concrete patio is great to relax in sunshine and for weekend BBQ's. Upstairs offers a master bedroom and access to the balcony. Upper floor has two more bedrooms and 4pc bathroom. Laundry in the basement with a plenty of storage. Don't miss this opportunity to call it home. Call your favourite realtor and book a showing before it's gone.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>PREP Realty</b>

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









