



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #343, Calgary T2E 4Y5

MLS® #: **A2186932**

Area: **Vista Heights**

Listing Date: **01/10/25**

List Price: **\$379,900**

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: **1,126**
Low Sqft:
Ttl Sqft: **1,126**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Other
Assigned,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`1" x 9`5"
Bedroom	Second	11`7" x 7`6"
Living Room	Main	19`6" x 12`7"
Laundry	Basement	5`9" x 3`8"
4pc Bathroom	Second	8`7" x 5`0"

Room	Level	Dimensions
Bedroom	Second	10`9" x 8`1"
Bedroom	Basement	10`7" x 9`9"
Kitchen With Eating Area	Main	16`1" x 12`10"
2pc Ensuite bath	Basement	4`8" x 4`2"
Furnace/Utility Room	Basement	9`8" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911259**

Remarks

Pub Rmks: **This fully renovated townhouse is located in the desirable community of Vista Heights in Calgary, offering convenience and accessibility. Situated near schools, shopping centers, downtown, and the Deerfoot Highway, it is perfect for families and professionals alike. The main floor features a spacious living area that flows seamlessly into the kitchen and dining room. On the second floor, you'll find three bedrooms, including a master bedroom, and a 4-piece bathroom. The fully developed basement adds extra living space with a fourth bedroom, a 2-piece ensuite bathroom, a laundry area, a furnace/utility room, and a small storage room. Recent renovations include a brand-new kitchen with updated new appliances, new flooring, blinds, fresh paint and new modern lighting with pot lights, and updated switches and outlets, making this home move-in ready and beautifully updated.**

Inclusions:
Property Listed By: **Blinds
CIR Realty**

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







