



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #311, Calgary T2E 4Y5

MLS® #: **A2187372**

Area: **Vista Heights**

Listing Date: **01/15/25**

List Price: **\$325,000**

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:
Lot Shape:

Access:

Lot Feat: **City Lot**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,129**
Low Sqft:
Ttl Sqft: **1,129**

DOM

17
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	7`9" x 11`1"
Kitchen	Main	12`5" x 14`6"

Room	Level	Dimensions
Bedroom	Second	7`9" x 14`6"
Bedroom - Primary	Second	15`9" x 9`3"
Living Room	Main	12`9" x 17`2"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911259**

Remarks

Pub Rmks: **Incredible VALUE for this centrally located townhouse in Vista Heights. This spacious unit has lots of windows, allowing for plenty of natural light to flow through, making it BRIGHT and CHEERY. The main level has a large kitchen with a dining area. The spacious living room will accommodate plenty of furniture. Upstairs, you will find 3 bedrooms, including a primary with a BALCONY, and a full bathroom. The basement is ready for your personal touch. Close to amenities, transit, and with easy access to downtown! Don't miss out on this great home!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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





