



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #310, Calgary T2E 4Y5

MLS® #: **A2205003** Area: **Vista Heights** Listing Date: **03/25/25** List Price: **\$334,900**
 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:

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

Finished Floor Area

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

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	7`8" x 4`11"	Bedroom	Second	7`9" x 10`11"
Bedroom	Second	7`9" x 14`8"	Bedroom - Primary	Second	15`8" x 9`3"
Storage	Basement	11`2" x 3`11"	Furnace/Utility Room	Basement	15`10" x 31`9"
2pc Bathroom	Main	2`10" x 4`3"	Dining Room	Main	12`6" x 8`6"
Kitchen	Main	9`10" x 6`1"	Living Room	Main	15`8" x 17`4"
Mud Room	Main	5`9" x 9`8"			

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911259**

Remarks

Pub Rmks: **Incredible VALUE in this centrally located 3-bedroom, 1.5-bathroom townhouse in Vista Heights, backing onto GREENSPACE! This spacious unit has been UPDATED and features large windows that allow plenty of natural light to flow through, making it BRIGHT and CHEERY. The main level offers a generous kitchen with STAINLESS STEEL appliances and a dining area, a spacious living room, and a half bathroom. Upstairs, you'll find three bedrooms, including a primary bedroom with its own 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









310-2111 Vista Crescent NE, Calgary, AB

Main Floor Exterior Area 561.40 sq ft
Interior Area 505.08 sq ft



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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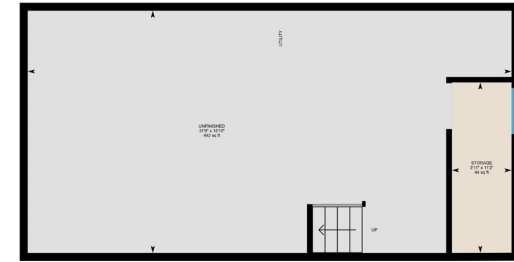
2nd Floor Exterior Area 581.25 sq ft
Interior Area 500.58 sq ft



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Basement (Below Grade) Exterior Area 553.43 sq ft
Interior Area 502.45 sq ft



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