



THE
A-TEAM

**RE/MAX
FIRST**

2211 19 Street #221, Calgary T2E 4Y5

MLS®#: **A2206941**

Area: **Vista Heights**

Listing Date: **03/30/25**

List Price: **\$333,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,010**
Low Sqft:
Ttl Sqft: **1,010**

DOM

14
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,Landscaped,No Neighbours Behind,Treed,Views**
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
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>
Living Room	Main	19`6" x 12`7"	Kitchen With Eating Area	Main	16`1" x 12`10"
Bedroom - Primary	Upper	16`1" x 9`5"	Bedroom	Upper	10`9" x 8`1"

Bedroom	Upper	11`7" x 7`6"	4pc Bathroom	Upper
Laundry	Basement		Legal/Tax/Financial	

Condo Fee: \$385	Title: Fee Simple	Zoning: M-C1
Legal Desc:	Fee Freq: Monthly	
	8911259	Remarks

Pub Rmks: **Welcome to this Fully Renovated Townhouse in the convenient and desirable community of Vista Heights. This 3 bedroom, 1 bath family home backs onto park offers beautiful views and plenty of natural light throughout, it also situated near schools and shopping centers and downtown. Recent renovations in March 2025 include a brand new kitchen, luxury vinyl plank flooring throughout main, new carpet upstairs, new 4-piece bathroom upstairs, fresh paint, baseboard, and modern lighting throughout. Once you step into this home, you'll find a bright Living Room that flows seamlessly into the brand new kitchen and dining area, perfect for families who like to entertain. Upstairs, the massive master bedroom easily accommodates king-sized furniture, 2 additional good-sized bedrooms with views next to luxurious 4-piece bathroom. The unfinished basement has a laundry area, newer furnace and hot water tank (both replaced in 2017). Step out onto your private patio looking out to the beautifully landscaped greenspace—a serene space to enjoy your morning coffee. This well-managed building has newer windows and 1 assigned parking. Whether you're a first-time buyer or an investor, this unit offers prime location near the Sunridge Mall, Airport and City Centre. Easy Access to Downtown, and major routes like Highway #1 and Deerfoot Trail. Don't miss this incredible opportunity—schedule your showing today!**

Inclusions: **N/A**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











