



GRASSROOTS
REALTY GROUP

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326, 2211 19 Street NE
Calgary, Alberta

MLS # A2242179



\$364,900

Division:	Vista Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 437
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated corner unit townhome in the heart of Vista Heights! Freshly painted and featuring brand-new flooring throughout, this bright and inviting home offers over 1,800 sq ft of total living space across three levels. The main floor showcases a spacious living area with large windows that flood the space with natural light, and a private balcony perfect for morning coffee or evening relaxation. The kitchen and dining area are ideally laid out for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a full bathroom, ideal for families or roommates. The fully developed basement adds even more functional space with a large rec room, second full bathroom, and laundry/storage area. Enjoy the peaceful views of the green space right across the street, and take advantage of the assigned outdoor parking stall just steps from your front door. Conveniently located near schools, parks, transit, and major routes, this home offers the perfect blend of comfort and accessibility. Don't miss your chance to own this move-in-ready gem in a well-managed complex—book your showing today!