



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

389, 2211 19 Street NE
Calgary, Alberta

MLS # A2253553



\$325,000

Division:	Vista Heights		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Assigned, On Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 385
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Microwave

Welcome to Unit #389 in Vista Heights — Offering one of the most desirable and unique locations within the entire complex! Step inside and discover a fully turn-key townhome with 1140 Sq Ft, 3 bedrooms and 1 bathroom. Complete with a long list of thoughtful 2024 upgrades: new furnace, hot water tank, all-new appliances (stove top, dishwasher, microwave hood fan, custom built-in cabinetry with integrated fridge, washer, and dryer), modern LVP flooring, fresh paint throughout, and updated electrical in both the living room and bathroom. This bright and open west-facing unit features beautiful views of the nearby green space, along with a glimpse of the mountains in the distance — with no future developments expected to obstruct the view. Enjoy the convenience of an assigned parking stall located right beside the unit, plus plenty of street parking just steps away — perfect for guests and visiting family. This is an ideal home for first-time buyers, down-sizers, or investors looking for incredible value in a prime location. Opportunities like this don’t come up often — and when they do, they don’t last long! This entire complex just got an equity boosting facelift, with a brand new exterior paint job!