



314, 2211 19 Street NE
Calgary, Alberta

MLS # A2296861



\$309,900

Division:	Vista Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: n/a

**** CHECK OUT THE 3D TOUR **** This fully developed inner-city townhouse in Vista Heights offers outstanding value and a convenient lifestyle close to downtown! Featuring 3 bedrooms, 2 full bathrooms, a den, and over 1500 sqft of developed living space, this bright and well-maintained home is move in ready. Starting off with the open concept main floor that was tastefully updated with laminate flooring, upgraded light fixtures, and warm, inviting tones. The spacious kitchen boasts ample cabinet and counter space, updated cabinetry, backsplash, and an open eating bar that flows seamlessly into the living and dining areas perfect for entertaining. Upstairs you’ll find three generous-sized bedrooms and a beautifully renovated 4-piece bathroom with updated vanity, granite countertops, tile surround, and a large soaker tub. The primary bedroom offers access to a sunny east-facing balcony, ideal for enjoying your morning coffee. The fully developed basement adds excellent functionality with a recreation/media room, den or office space, and another full bathroom with stand-up shower. This unit backs onto a green space and park, offering added privacy and outdoor enjoyment, along with a concrete patio ideal for BBQs and gatherings. The property includes one assigned parking stall with plug-in plus ample street parking right out front! Located steps from public transit and just minutes to downtown, shopping, restaurants, cafes, schools, parks, pathways, LRT access, and a nearby hospital. Vista Heights Elementary is within walking distance, and major roadways are easily accessible. A fantastic opportunity in a great location—book your private showing today! **RECENT UPGRADES INCLUDE:** Newer Furnace(2020), Carpets(2022), and fresh paint!