



**303, 2211 19 Street NE**  
**Calgary, Alberta**

**MLS # A2297029**



**\$299,900**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Step inside to discover a bright, open-concept layout with updated flooring throughout and a fully renovated kitchen complete with newer appliances, including a fridge and range. The kitchen seamlessly connects to a versatile flex space—ideal for a dining area, home office, or additional living space to suit your needs. The spacious great room opens onto greenspace, perfect for relaxing or entertaining. Upstairs, you’ll find a generous primary bedroom, two additional well-sized bedrooms, and a fully updated bathroom. Primary bedroom offers a large East facing patio. The unfinished basement provides ample storage, laundry space, and future development potential to add even more living area. A unique bonus in the basement is the soundproofed room—an ideal setup for working from home, gaming, or creative musical pursuits. New furnace in 2020. Enjoy the quiet setting with a concrete patio off the rear entrance and beautifully maintained green space throughout the complex. An oversized assigned parking stall plus additional street parking adds to the convenience. Ideally located close to schools, parks, shopping, and transit, with quick access to 16th Avenue, Deerfoot Trail, and downtown Calgary—this is an excellent opportunity to own in a well-connected and established area. Some photos have been digitally staged.