



**2306 19 Street NE**  
**Calgary, Alberta**

**MLS # A2161691**



**\$749,900**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Be among the first to own this extensively renovated 5-bedroom, 4-bathroom, two-storey estate in the inner-city community of Vista Heights. This home exemplifies contemporary elegance with over \$150,000 in renovations. Inside, luxury and comfort seamlessly blend together. The main living areas feature a stylish, open layout perfect for entertaining, with LVP floors adding warmth to the clean, minimalist design. Just off the entryway, a versatile den can serve as your home office, dining room, or even a family room. The attached garage includes a designated mud area with custom built-in closets and a bench for added convenience. The gourmet kitchen boasts upgraded, full-height cabinets, quartz countertops, and sleek black subway tile backsplashes. A generous eat-up island overlooks the living room, where statement pendant lights enhance the upscale atmosphere. Upgraded appliances include a French door refrigerator, electric stove, built-in dishwasher, and a microwave nook. The living room welcomes you with a bright, open space featuring a traditional wood-burning fireplace set within an eye-catching MDF feature wall, ideal for a wall-mounted TV. A patio door floods the room with natural light and offers easy access to the large backyard. A unique aspect of this home is the main floor bedroom, complete with a closet and a 3-piece ensuite featuring a custom shower. This level also includes a stacked washer/dryer conveniently hidden behind a barn door. Upstairs, the primary bedroom serves as a tranquil retreat, spacious enough for a king-size bed, and equipped with a custom his-and-hers closet system and an upgraded 3-piece ensuite. The upper level also includes two large bedrooms with custom closets and a shared 4-piece bathroom, featuring stunning tile work in dark tones, a dual vanity, and a tub, creating a spa-like ambiance. The basement offers

a beautifully finished large rec room, a wet bar area, and a second primary suite with a 3-piece ensuite, walk-in closet with custom built-ins, and ample storage space. Living in Vista Heights means enjoying a vibrant lifestyle with a strong sense of community, close to parks, shopping centers, and schools. The proximity to Trans Canada & Deerfoot provides easy access to all areas of Calgary, including a quick 10-minute drive to downtown. All of this is available for under \$750,000. Schedule your showing today!