# \$329,900 - 107, 2211 19 Street Ne, Calgary

MLS® #A2197960

# \$329,900

3 Bedroom, 2.00 Bathroom, 1,148 sqft Residential on 0.00 Acres

Vista Heights, Calgary, Alberta

Welcome to this charming corner unit in Vista Heights with a developed basement including a 2-piece bathroom and a second entrance. Conveniently located at the crossroad of Valleyview Road and 19 ST NE, this home offers you a designated parking stall in addition to unlimited FREE street parking right in front of your house. A bright welcoming living room with beautiful hardwood flooring and a gas fireplace greets you from the entrance. Stepping North, you will find the kitchen with a modern breakfast bar where you can see the well-maintained open green space providing a relaxing cooking and dining experience. 3 large bedrooms with a 4-piece bathroom upstairs with a balcony connecting the master bedroom; the basement is developed with a 2-piece bathroom and a spacious family room with the potential for upgrading into a secondary suite (subject to approval by the city/municipality). Ample storage space in the utility room. Total of 1,571 sqft of living space for you to customize a spacious starter home or a great investment property! Within walking distance to Vista Heights school, Aero Park, Airways Park, playgrounds, convenience stores and restaurants, this home offers an affordable (condo fee only \$377.14/month) and fulfilling urban lifestyle. Ready for quick possession. Check it out today!







Built in 1962

# **Essential Information**

MLS® # A2197960 Price \$329,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,148
Acres 0.00
Year Built 1962

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 107, 2211 19 Street Ne

Subdivision Vista Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 4Y5

#### **Amenities**

Amenities Playground, Trash, Visitor Parking

Parking Spaces 1

Parking Off Street, Stall, Assigned

# Interior

Interior Features Bar, No Animal Home, No Smoking Home, Storage, Vinyl Windows,

Bookcases, Wired for Data

Appliances Built-In Oven, Dryer, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 2

Has Basement Yes

Basement Partial, Partially Finished

# **Exterior**

Exterior Features Balcony, Playground, Private Entrance

Lot Description Back Yard, Corner Lot, Few Trees, Landscaped, Level, No Neighbours

Behind, Paved, Views, Flag Lot, Open Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed March 7th, 2025

Days on Market 53

Zoning M-C1

# **Listing Details**

Listing Office LPT Realty

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