

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

MLS® #A2197960

**\$329,900**

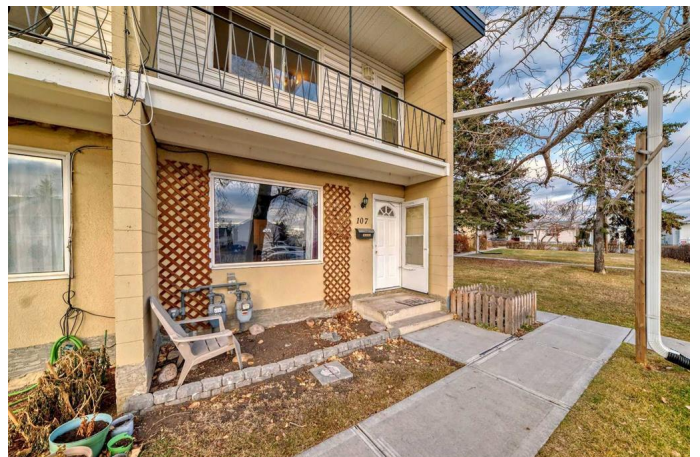
3 Bedroom, 2.00 Bathroom, 1,148 sqft

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, Visitor Parking, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

## 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
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## Exterior

Exterior Features	Balcony, Private Entrance, Playground
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, No Neighbours Behind, Views, Flag Lot, Level, Open Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	50
Zoning	M-C1

## Listing Details

Listing Office	LPT Realty
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