

# \$330,000 - 389, 2211 19 Street Ne, Calgary

MLS® #A2210746

## \$330,000

3 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

Vista Heights, Calgary, Alberta

Welcome to Unit #389 in Vista Heights â€” Offering one of the most desirable and unique locations within the entire complex! Step inside and discover a fully turn-key townhome with 1140 Sq Ft, 3 bedrooms and 1 bathroom. Complete with a long list of thoughtful 2024 upgrades: new furnace, hot water tank, all-new appliances (stove top, dishwasher, microwave hood fan, custom built-in cabinetry with integrated fridge, washer, and dryer), modern LVP flooring, fresh paint throughout, and updated electrical in both the living room and bathroom.

This bright and open west-facing unit features beautiful views of the nearby green space, along with a glimpse of the mountains in the distance â€” with no future developments expected to obstruct the view.

Enjoy the convenience of an assigned parking stall located right beside the unit, plus plenty of street parking just steps away â€” perfect for guests and visiting family.

This is an ideal home for first-time buyers, down-sizers, or investors looking for incredible value in a prime location. Opportunities like this donâ€™t come up often â€” and when they do, they donâ€™t last long! This entire complex just got an equity boosting facelift, brand new exterior paint job!

Built in 1962



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210746      |
| Price          | \$330,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,140         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 389, 2211 19 Street Ne |
| Subdivision | Vista Heights          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E 4Y5                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Park   |
| Parking Spaces | 1  |
| Parking        | Asphalt, Assigned, Off Street, On Street, Parking Lot, Stall |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance  |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| # of Stories      | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Garden  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, Views |
| Roof              | Tar/Gravel   |
| Construction      | Stucco, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 79               |
| Zoning         | M-C1             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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