

# \$312,500 - 139, 2211 19 Street Ne, Calgary

MLS® #A2217416

**\$312,500**

3 Bedroom, 1.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

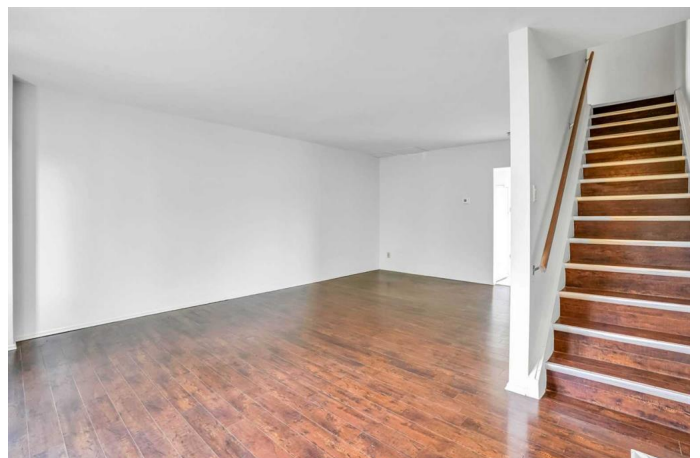
Vista Heights, Calgary, Alberta

Discover incredible value in this beautifully maintained 3-bedroom end-unit townhouse located in the quiet, family-friendly community of Vista Heights. Ideal for first-time buyers, small families, or savvy investors, this home blends comfort, function, and a highly accessible location just minutes from downtown Calgary.

As you enter, youâ€™re greeted by a bright and spacious main level featuring a large living room with updated laminate flooring, a generous dining space, and a well-sized kitchen with ample cabinetry. The front and back of the unit overlook tranquil green spaces, creating a peaceful setting that allows for maximum privacy and plenty of natural light through oversized windows.

Upstairs, youâ€™ll find three generous bedrooms, all freshly painted and with updated flooring, and a full 4-piece bathroom. The layout is ideal for families or those needing an extra room for a home office or guest suite. The full unfinished basement includes laundry and provides excellent potential for future development, extra storage, or a flex space.

Major upgrades include a brand-new furnace installed in 2022, fresh paint throughout, and modernized flooring. With nothing left to do but move in, this home is truly turn-key and ideal for anyone seeking a low-maintenance lifestyle.



Located in a well-managed complex, this unit is part of a conventional condo with a monthly fee of \$385, covering insurance, reserve fund contributions, snow removal, professional management, and common area maintenance. One assigned parking stall is included, with additional visitor parking nearby.

Vista Heights is a central Calgary neighborhood known for its walkability and easy access to schools, public transportation, shopping, and dining. Major routes including 16th Avenue (TransCanada) and Deerfoot Trail are minutes away, providing seamless access to downtown, Calgary International Airport, and NE commercial areas.

Whether you're buying your first home, downsizing, or expanding your investment portfolio, this end-unit offers unmatched convenience and value in a mature, sought-after community. Donâ€™t miss this opportunity

Built in 1962

**Essential Information**

MLS® #	A2217416
Price	\$312,500
Bedrooms	3
Bathrooms	1.00
Full 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	139, 2211 19 Street Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4Y5

### **Amenities**

Amenities	Park, Parking, Visitor Parking, Playground
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Private Entrance
Lot Description	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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