

163, 2211 19 Street NE  
Calgary, Alberta

MLS # A2159261



**\$354,900**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Flat

**Condo Fee:** \$ 384

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Vinyl Siding

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** Furniture and accessories, Window coverings and two beverage fridges are included

OPEN HOUSE Friday September 20 2-6 and Saturday September 21st from 9-12 Welcome to this beautifully renovated townhouse in the heart of Vista Heights! This 1093sq ft home boasts 3 generously sized bedrooms, a well-appointed bathroom on the upper floor, and an upgraded kitchen featuring new stainless appliances including a 36 inch fridge. This home is designed for comfort and convenience. You'll enjoy a fantastic location within walking distance to public schools, shopping, restaurants, and public transportation, with easy access to Deerfoot Trail. The bright and airy floor plan is enhanced by natural light and includes two convenient entrances and a back door that overlooks the green space—ideal for relaxation. You'll also find a spacious living room, a luminous kitchen, and a half bathroom on the main floor. The spacious renovated basement will give you the extra space you need, including a functional laundry area. Additional highlights include, ample street parking and one assigned parking stall. This is a wonderful opportunity to own a home that seamlessly combines comfort, convenience, and a beautiful setting! Book a viewing today and make this your new home.