

395, 2211 19 Street NE
Calgary, Alberta

MLS # A2204999



\$320,000

Division:	Vista Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Guest, Off Street, On Street, Other, Parking Lot, Paved, Plug-In, See Remarks		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, N		

Heating: Central, Forced Air, Natural Gas, See Remarks

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt

Condo Fee: \$ 385

Basement: See Remarks, Unfinished

LLD: -

Exterior: Concrete, See Remarks

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows

Inclusions: n/a

Ideally situated on a quiet street directly across from a park, playground, and elementary school. This beautifully maintained townhouse offers a rare combination of privacy, convenience, and stunning views. Enjoy breathtaking sunsets, views of downtown Calgary and the mountains, all from your west-facing covered balcony — with no neighbours directly in front or behind, making this one of the best-located units in the complex. The main level features a spacious, light-filled living room with hardwood flooring and a large picture window. The renovated kitchen is bright and functional, offering stainless steel appliances and room for a dining table. Upstairs, you'll find three bedrooms with easy-care laminate flooring and a fully updated four-piece bathroom. The generous primary bedroom boasts additional soundproofing and exclusive access to the west-facing covered balcony — the perfect place to unwind. This is the only unit in the complex with a grandfathered-in central air conditioning system, offering year-round comfort. The full basement includes laundry, a newer hot water tank, ample storage, and space to develop into a recreation area or home office. Step outside to the east-facing fenced patio backing onto the complex's large green space — perfect for barbecues and gatherings. Parking is a breeze with an assigned stall that includes a plug-in, plus abundant street parking directly in front of the unit. Enjoy close proximity to public transit, major roadways, and the extensive Calgary pathway system. You're just a 10-minute drive to downtown, and mere steps from an elementary school, hockey rink, soccer fields, and ball diamonds. With low property taxes and affordable condo fees, this home represents exceptional value in a prime location. Don't miss out!