

**389, 2211 19 Street NE**  
**Calgary, Alberta**

**MLS # A2210746**



**\$339,000**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Off Street, On Street, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, V		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance		

**Inclusions:** N/A

**OPEN HOUSE** - Sunday from 12:00-2:00pm, May 4th, 2025. Welcome to Unit #389 in Vista Heights &mdash; 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 &mdash; 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 &mdash; 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 don't come up often &mdash; and when they do, they don't last long!