

# **\$320,000 - 395, 2211 19 Street Ne, Calgary**

MLS® #A2204999

## **\$320,000**

3 Bedroom, 1.00 Bathroom, 1,006 sqft  
Residential on 0.00 Acres

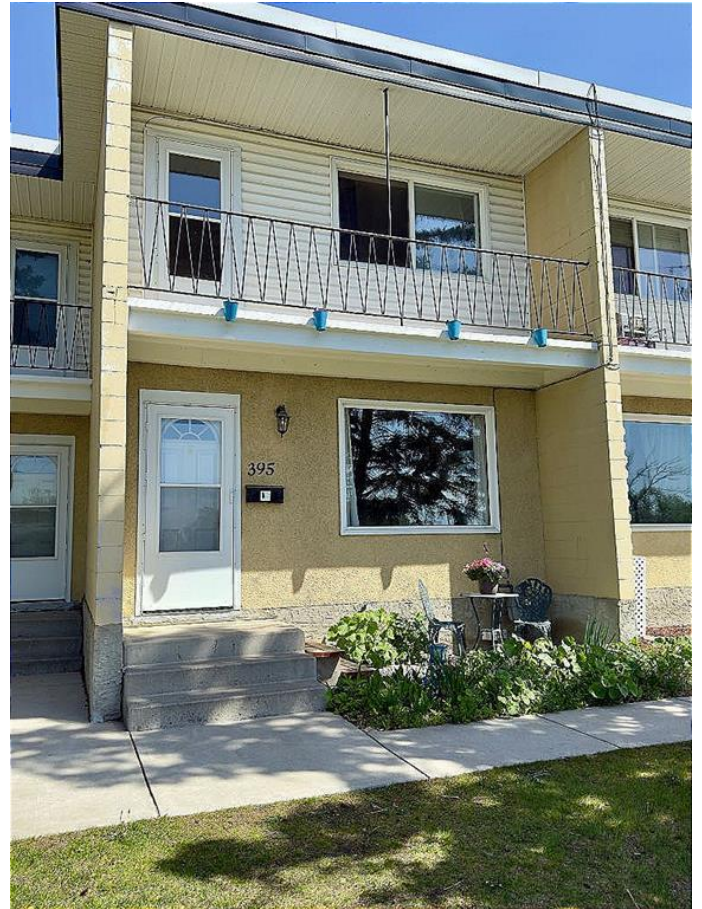
Vista Heights, Calgary, Alberta

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. Youâ€™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. Donâ€™t miss out!

Built in 1962

### Essential Information

MLS® #	A2204999
Price	\$320,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	395, 2211 19 Street Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4Y5

### Amenities



Amenities	Visitor Parking, Other, Parking, Playground, Park
Parking Spaces	4
Parking	Off Street, On Street, Stall, Guest, Other, Paved, Parking Lot, Plug-In, See Remarks

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Stove(s)
Heating	Forced Air, Natural Gas, See Remarks, Central
Cooling	Central Air, Full, Sep. HVAC Units
# of Stories	2
Has Basement	Yes
Basement	Unfinished, See Remarks

## Exterior

Exterior Features	Balcony, Garden, Awning(s), Courtyard, Playground, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Street Lighting, Treed, Backs on to Park/Green Space, Native Plants, See Remarks, Views
Roof	Asphalt
Construction	Concrete, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	M-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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