



## 2211 19 Street Calgary Alberta

\$299,999

Well maintained Townhouse in the sought-after Vista Heights neighborhood. Priced attractively at \$299,999, this property includes a basement suite (illegal) featuring one bedroom, though it lacks an egress window. This home has undergone a significant transformation, boasting a brand-new kitchen with granite countertops and high-quality appliances. The super-efficient furnace (installed in 2022) and hot water tank (installed in 2021) ensure year-round comfort. The newly installed vinyl plank flooring is both stylish and easy to maintain, complementing the fresh paint, new doors, and Zebra window blinds throughout. The main floor features a full bathroom, adding to the convenience. Outside, enjoy a private BBQ area and a spacious play zone for children. Conveniently located near Deerfoot Trail, Stoney Trail, and the Trans-Canada Highway, with various amenities close by, this home is ideal for first-time buyers and savvy investors alike. Currently rented, it offers excellent passive income potential. Don't miss this exceptional opportunity to own a comfortable and smart investment property. (id:6769)

Office 11.83 Ft x 9.42 Ft

Family room 10.33 Ft x 21.17 Ft

Living room 15.92 Ft x 9.58 Ft

Kitchen 12.42 Ft x 14.50 Ft

3pc Bathroom 4.58 Ft x 5.67 Ft

Bedroom 7.58 Ft x 11.08 Ft

Bedroom 8.00 Ft x 14.50 Ft

Bedroom 15.67 Ft x 10.67 Ft

3pc Bathroom 8.00 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca