



## 2211 19 Street Calgary Alberta

\$339,900

Nestled in the highly coveted Community of Vista Heights, this charming 3 bedroom Town Home is a MUST SEE! Step into this beautiful, meticulously cared for, 1135sq ft 2 Storey Home to discover a welcoming ambience enhanced with modern updates and thoughtful touches through out. The spacious Living Room offering ample space to unwind and relax, with it's Painted Feature Wall and brand new Laminate Flooring becomes the heart of the Home. The Granite Counter Top Peninsula seamlessly connects the living Room to the Updated White Kitchen creating a very Open Concept Plan. The Upper Floor boast a spacious Primary Bedroom with its own private balcony overlooking abundant Greenspace that meanders through out the entire Complex. Two other good sized bedrooms and a clean and updated 4 piece bathroom complete the upper floor. The unfinished Basement offers an additional 567sq ft and awaits your personal touch. This beautiful home showing Pride of Ownership comes with a conveniently located Assigned parking stall # 157 together with Ample Street Parking. Renovations done over recent years.. New Furnace and Tank Less Water Heater installed in 2018. New Kohler Toilet (2019). Granite Peninsula (2018). Microwave Hood Fan (2023). All New Unit Doors (2018). Painted (2018). Easy commute to D/Town and major commuter routes viz 16 AV, Deerfoot and Stoney. Located close to Schools, Shopping, Parks, Playgrounds and Public Transport. Ideal for First Time Buyer and/or Savvy Investor. This property which promises exceptional Living of Convenience and comfort in a Park Like Setting is a MUST SEE!! Call your favourite Realtor. Come see and make it yours! (id:6769)

Primary Bedroom 15.83 Ft x 9.17 Ft

Bedroom 12.25 Ft x 7.67 Ft

Bedroom 11.25 Ft x 7.50 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Other 15.83 Ft x 3.58 Ft

Other 15.67 Ft x 13.08 Ft

Laundry room 18.58 Ft x 15.67 Ft

Living room/Dining room 17.33 Ft x 12.42 Ft

Kitchen 14.83 Ft x 8.58 Ft

Foyer 7.42 Ft x 3.42 Ft

Other 8.58 Ft x 3.83 Ft

Listing Presented By:



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