

**107, 2211 19 Street NE
Calgary, Alberta**

MLS # A2197960



\$329,900

Division:	Vista Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Flag Lot, Landscaped, Level, No Neighbor		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wired for Data		

Inclusions: NA

Welcome to this charming corner unit in Vista Heights with a developed basement including a 2-piece bathroom and a second entrance. Conveniently located at the crossroad of Valleyview Road and 19 ST NE, this home offers you a designated parking stall in addition to unlimited FREE street parking right in front of your house. A bright welcoming living room with beautiful hardwood flooring and a gas fireplace greets you from the entrance. Stepping North, you will find the kitchen with a modern breakfast bar where you can see the well-maintained open green space providing a relaxing cooking and dining experience. 3 large bedrooms with a 4-piece bathroom upstairs with a balcony connecting the master bedroom; the basement is developed with a 2-piece bathroom and a spacious family room with the potential for upgrading into a secondary suite (subject to approval by the city/municipality). Ample storage space in the utility room. Total of 1,571 sqft of living space for you to customize a spacious starter home or a great investment property! Within walking distance to Vista Heights school, Aero Park, Airways Park, playgrounds, convenience stores and restaurants, this home offers an affordable (condo fee only \$377.14/month) and fulfilling urban lifestyle. Ready for quick possession. Check it out today!