

# \$333,000 - 305, 2211 19 Street Ne, Calgary

MLS® #A2228718

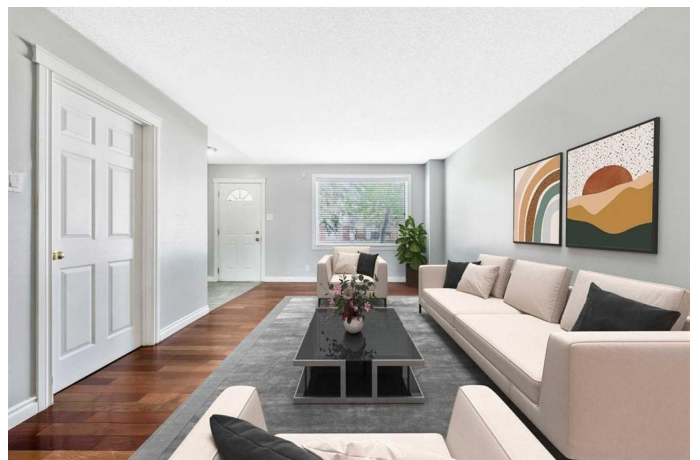
**\$333,000**

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.00 Acres

Vista Heights, Calgary, Alberta

This gem checks all the boxes: updated, move-in ready, and in the perfect location. This one truly deserves your attention! Welcome to this bright and beautifully maintained 3-bedroom + bonus room townhouse in the heart of Vista Heights, offering over 1,600 sq. ft. of finished living space. Lovingly cared for and upgraded, this home provides exceptional value for first-time buyers, investors, or anyone looking to simplify without sacrificing comfort or flexibility. The main floor features hardwood flooring and a refreshed kitchen that balances modern style with everyday function, seamlessly connected to a spacious dining area and cozy living room—perfect for relaxing or entertaining. A convenient 2-piece guest bathroom and mud room completes the main level. Upstairs, you’ll find three bedrooms, including a primary suite with its own private balcony—a perfect spot for morning coffee or winding down in the evening. The updated 4-piece bathroom is located just steps from all bedrooms. The fully finished lower level offers a versatile bonus room (has been used as a fourth bedroom for guests), plus ample storage and in-unit separate laundry room—a rare and practical bonus. Enjoy the ease of an assigned parking stall just steps from your back door, along with a private green space that adds a touch of serenity to your day. With public transit, major roadways, and Calgary’s extensive pathway system close by, getting around is effortless. You’re just a 10-minute drive to



downtown and mere steps from an elementary school, hockey rink, soccer fields, and ball diamonds. Plus, with schools, parks, playgrounds, and major shopping like Costco and Sunridge Mall all within reach, this home checks every box! This is more than a move-in-ready townhouse—it's a smart investment in your lifestyle and future.

Built in 1962

### Essential Information

MLS® #	A2228718
Price	\$333,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	305, 2211 19 Street Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4Y5

### Amenities

Amenities	Park, Parking, Trash, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Garden, Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Tar/Gravel
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	30
Zoning	M-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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