

# \$369,900 - 224, 2211 19 Street Ne, Calgary

MLS® #A2161550

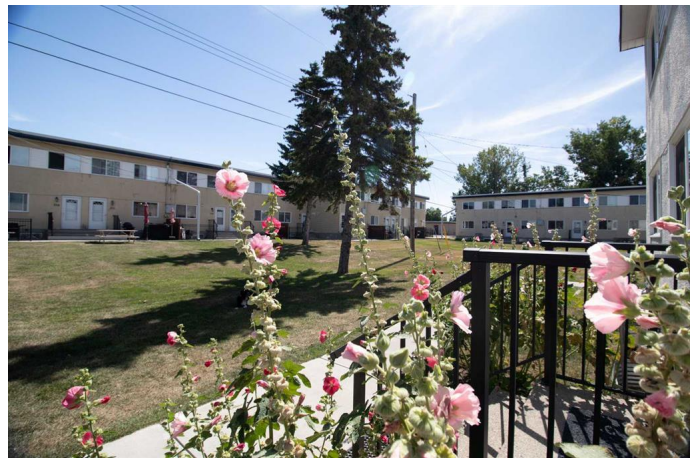
**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,007 sqft  
Residential on 0.00 Acres

Vista Heights, Calgary, Alberta

Welcome to this unique 3-bedroom townhome in the sought-after NE Calgary community—an ideal home for students! Enjoy breathtaking views of Canada Olympic Park and the Rocky Mountains right from your balcony. This unit stands out with no block walls—drywall with power receptacles and sound insulation on shared walls provides added comfort and privacy, perfect for studying or quiet relaxation. Ideal location to downtown 10 minutes or less. The quality of all the upgrades is excellent. Main floor has a 5/8 tongue and groove additional sub floor over the 1/2 inch plus 3/4 Hardwood. Solid sound and Quality Throughout. Theater room down with Bar. All washrooms update with quality. Water for fridge up and down. Excellent out front parking 20ft away. New windows and roof. Check this one out last because the best is for last.

The main floor offers an open floorplan, ideal for collaborative living and socializing, along with a convenient in-wall air conditioner to keep you cool during study sessions. Upstairs, you'll find three spacious bedrooms and a well-appointed 3-piece bath. The basement is a standout feature with a sound-insulated theatre room, perfect for unwinding with movies or group study sessions, and includes a sub-panel for added convenience. Windows in the basement bring in natural light, creating a bright and inviting space—great for focus and productivity.



Additional highlights include a sturdy 5/8 subfloor, recently replaced heat ducts, and top-quality workmanship throughout. With \$385 condo fees covering mowing, tree maintenance, and garbage, and utilities ranging from \$225-\$250, this home offers both value and comfortâ€”an excellent choice for student living.

Donâ€™t miss this rare opportunity to own a well-maintained, beautifully designed home in a prime location, perfectly suited for student life!

Built in 1962

### Essential Information

MLS® #	A2161550
Price	\$369,900
Sold Price	\$369,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,007
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	224, 2211 19 Street Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4Y5

## Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove
Heating	Forced Air
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Flat Torch Membrane, Flat
Construction	Concrete, Metal Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2024
Date Sold	October 22nd, 2024
Days on Market	53
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	Grand Realty
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