

156 VAN HORNE Crescent, Calgary T2E 6H3

MLS® #: **A2156358** Area: **Vista Heights** Listing Date: **08/10/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **-\$9k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **5,209 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **974**
 Low Sqft:
 Ttl Sqft: **974**

DOM

39
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 3`9"	Living Room	Main	16`3" x 13`10"
Bedroom	Main	10`7" x 8`0"	4pc Bathroom	Main	9`3" x 5`0"
Bedroom	Main	10`7" x 7`11"	Bedroom - Primary	Main	12`11" x 10`0"
Dining Room	Main	11`2" x 7`1"	Kitchen	Main	9`0" x 11`1"
Entrance	Main	5`2" x 3`0"	Laundry	Basement	6`5" x 4`4"
Furnace/Utility Room	Basement	6`10" x 5`9"	4pc Bathroom	Basement	8`3" x 6`0"
Bedroom - Primary	Basement	11`7" x 10`8"	Living/Dining Room Combination	Basement	19`8" x 10`9"

Bedroom	Basement	10`6" x 9`3"	Kitchen Legal/Tax/Financial	Basement	13`1" x 8`6"
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Title: Fee Simple	Zoning: R-C1	Remarks			
Legal Desc:	1065JK				

Pub Rmks: **Fully renovated 5 BEDROOM bungalow in Vista Heights with CERTIFIED LEGAL SUITE. Live up and rent down! 3 bedrooms on main floor, and 2 bedrooms in basement suite. Brand new kitchens and 4-pc bathrooms, with new cabinetry, quartz countertops, and all brand new appliances. New luxury vinyl plank flooring throughout. 2 new furnaces! Wood burning fireplace in basement suite. Fully insulated to city building code! Large SOUTH-FACING backyard, with OVERSIZED detached double garage. Located on a quiet street and conveniently located just 12 minutes from YYC Airport, 11 minutes from downtown, 16 minutes from SAIT, and University of Calgary. Enjoy scenic walks along the ridge with stunning views of the city and mountains. Whether you're a first-time buyer or an investor, this property offers a fantastic opportunity. Book your viewing today! OPEN HOUSE on Saturday Sep 21th 12 to 2 pm.**

Inclusions: **N/A**
 Property Listed By: **Engel & Völkers Calgary**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













