



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 VAN HORNE Crescent, Calgary T2E 6H1**

MLS®#: **A2163093**      Area: **Vista Heights**      Listing Date: **09/05/24**      List Price: **\$550,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1963**  
Lot Information  
 Lot Sz Ar: **5,220 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,142**  
 Low Sqft:  
 Ttl Sqft: **1,142**

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,No Neighbours Behind,Landscaped,Treed,Views**  
 Park Feat: **Carport,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Bar,Beamed Ceilings,Breakfast Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`4" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 12`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 7`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`0" x 16`7"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 21`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 13`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>4`0" x 7`9"</b>

<b>Storage</b>	<b>Basement</b>	<b>8`11" x 7`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`5" x 12`0"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **1065JK**

Zoning: **R-C1**

Remarks

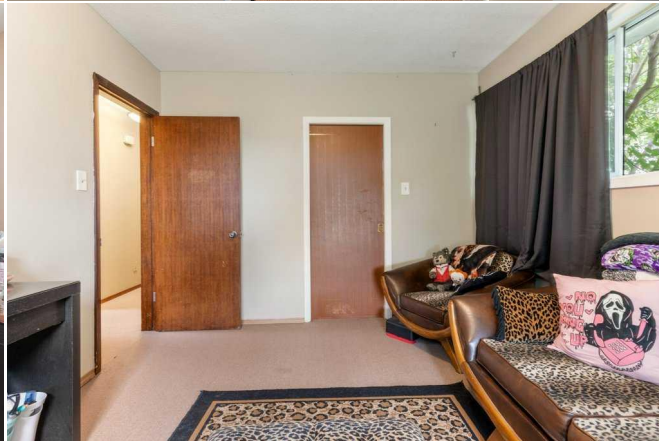
Pub Rmks: **OPEN HOUSE: SATURDAY SEPTEMBER 14 12-2PM!! Your Opportunity to get in to a fabulous home in the community of Vista Heights! Loads of potential in this this spacious bungalow, featuring an open concept main floor, with laminate flooring, vaulted ceilings with beams, and lots of large windows for plenty of natural light. The functional kitchen has plenty of counterspace, including an eat-up breakfast bar, and stainless steel appliances. Up the hallway is the 4 piece bathroom, the oversized primary bedroom, and a large second bedroom offering a walk-in closet with built-ins and double doors leading to the charming back yard. The finished basement is cozy and well set up, offering a 3rd bedroom, an updated 3 piece bathroom, and a huge family room boasting a gorgeous stone front fireplace with built ins, and a bar area. Also in the basement is the laundry room and several large storage areas! Outside, there is a front driveway with a car port, and a gorgeous landscaped yards with plenty of trees, and off the side entry is a deck, firepit, shed and fenced back yard. This very private back yard has back alley access to the greenspace and views of downtown! No neighbors behind you! Great access to Deerfoot Trail, 16th Avenue, downtown and the airport. This community has parks, pathways, schools and amenities. DON'T MISS OUT! Call your realtor for your private viewing.**

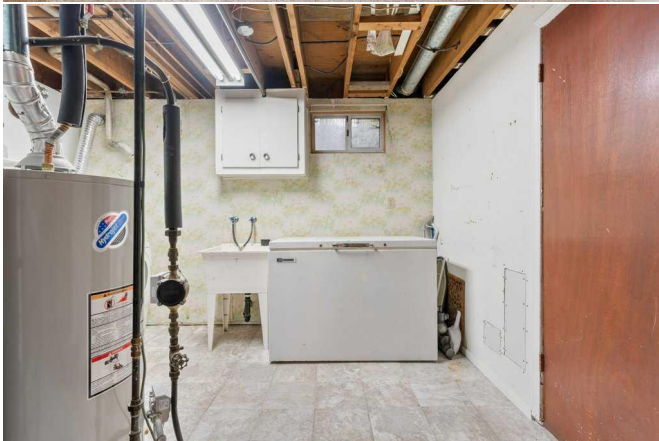
Inclusions: **N/A**  
 Property Listed By: **Royal LePage Mission Real Estate**

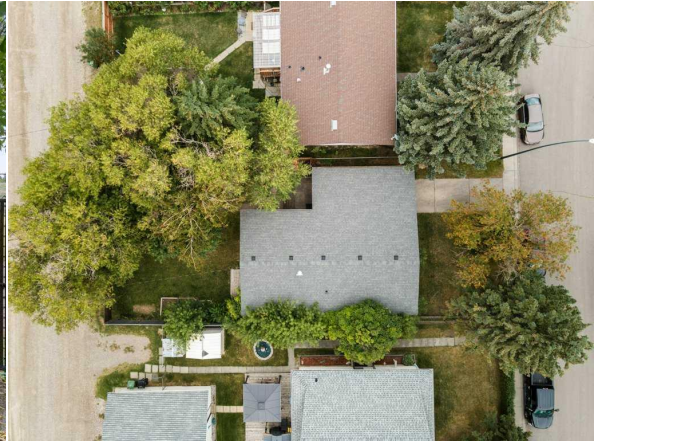
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**100 Van Horne Crescent NE, Calgary, AB**

Main Floor Exterior Area 1142.05 sq ft



PREPARED: 2024/09/05

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**100 Van Horne Crescent NE, Calgary, AB**

Basement (Below Grade) Exterior Area 1036.70 sq ft



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