



THE
A-TEAM

**RE/MAX
FIRST**

20 VENTURA Road, Calgary T2E8G1

MLS®#: **A2172853**

Area: **Vista Heights**

Listing Date: **10/18/24**

List Price: **\$624,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **925**
Low Sqft:
Ttl Sqft: **925**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Playground,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Primary Downstairs,Storage,Tankless Hot Water**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`2" x 20`3"	Living Room	Main	12`0" x 17`0"
Dining Room	Main	12`0" x 16`1"	Bedroom - Primary	Lower	13`3" x 13`7"
Bedroom	Lower	12`0" x 13`3"	Bedroom	Lower	12`0" x 13`3"
2pc Bathroom	Main	4`8" x 5`6"	3pc Bathroom	Lower	5`0" x 9`5"
3pc Ensuite bath	Lower	4`11" x 9`5"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-CG

8310180

Remarks

Pub Rmks:

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the desirable community of Vista Heights. Offering a total of 1,739 sq. ft. of thoughtfully designed living space (925 sq. ft. upstairs, 814 sq. ft. downstairs), this home is perfect for families or first-time buyers looking for comfort, style, and convenience. Step inside to discover a stunning renovated kitchen that boasts modern finishes, stainless appliances, and plenty of storage space, making it a dream for any home chef. There is even a stand up freezer and custom desk area built in for added convenience. The spacious and bright living area is perfect for entertaining or simply relaxing with loved ones. Expansive dining area is perfect for hosting family dinners. Facing South with 2 beautiful bay windows, the entire main floor has natural sunlight all year around. Downstairs, you'll find three spacious bedrooms. The primary bedroom features ample closet space and an attached 3-piece ensuite, providing a private retreat. The other two equal-sized bedrooms are generously proportioned, offering plenty of closet space for storage. Thanks to the bi-level design, large windows flood the lower level with natural light, creating a warm atmosphere. Additional storage areas, a convenient laundry space, and another 3-piece bathroom add to the home's practicality. A new high efficiency furnace and tankless hot water system has been recently installed. Venture outdoors to the beautifully finished, low-maintenance backyard, where you can enjoy a peaceful escape with ample space for patio furniture to host BBQs, family gatherings, or have a quiet evening. The property also features a double detached garage, providing plenty of room for parking and extra storage with added RV parking pad. Located in the quiet and well-established neighbourhood of Vista Heights, this home has been lovingly cared for, offering peace of mind to its new owners. With easy access to schools, parks, shopping, and downtown Calgary, this home offers the perfect blend of tranquility and urban convenience. Don't miss out on this exceptional opportunity to make this Vista Heights gem your own! Book your private showing today!

Inclusions:

n/a

Property Listed By:

Real Estate Professionals Inc.

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











