



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2111 VISTA Crescent, Calgary T2E 6H9**

MLS®#: **A2182078**      Area: **Vista Heights**      Listing Date: **12/06/24**      List Price: **\$685,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar: **6,210 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **898**  
 Low Sqft:  
 Ttl Sqft: **898**

DOM

**15**  
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,Reverse Pie Shaped Lot,Private**  
 Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**  
 Int Feat: **Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>23`8" x 23`5"</b>	<b>Family Room</b>	<b>Basement</b>	<b>37`3" x 18`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`10" x 11`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 11`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>16`4" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`8" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4347JK**

Remarks

Pub Rmks:

**Newly renovated from top to bottom, inside and out with the addition of a 2 bedroom illegal basement suite! Ideally located on an oversized reverse pie lot down the street from Vista Heights School in one direction and Vista Heights Hiking overlooking the ridge in the other. A huge fenced front yard provides tons of extra outdoor space while a charming front porch entices peaceful morning coffees. Inside is a stylish sanctuary for any busy family with both money-saving and cosmetic upgrades that seamlessly combine beauty with function including all new windows, new plumbing throughout the entire home, new roof shingles on the garage, new garage doors and openers plus insulation, brand new luxurious bathrooms, new stucco on the house and garage and new exterior LED lighting in both the front and back. The main floor living and dining rooms are open to each other with a large picture window that streams in sunshine, perfect for entertaining and unwinding alike. Modernly updated, the kitchen is a chef's dream featuring stone countertops, full-height 2-toned cabinets, stainless steel appliances and a huge centre island to casually gather. All 3 bedrooms on this level are spacious and bright with easy access to the stunningly renovated bathroom. A separate entrance leads to the illegally suited basement for tons of versatility as a rental opportunity or a private space for extended family members. Renovated in the same upscale design this level is equipped with a large open concept that includes a welcoming family room with clear sightlines into the kitchen. 2 additional bedrooms and another stylishly renovated bathroom are also on this level. The west-facing backyard cleverly incorporates several different outdoor areas for barbequing, entertaining and lazy weekends lounging on the pergola covered deck or lower patio privately nestled behind the insulated double detached garage. Plus extra RV parking for the cherry on top! Outstandingly located within walking distance to schools, transit and numerous parks. This prime inner-city community is mere minutes to great restaurants, diverse shops, Village Square Leisure Centre and much more. Enjoy easy access to Deerfoot Trail and highway 1 when you do need to leave the neighbourhood. Truly an outstanding location for this expertly renovated, move-in ready and illegally suited home!**

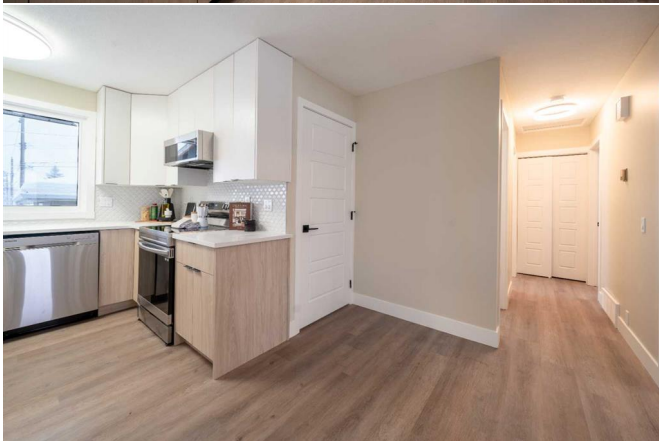
Inclusions:  
Property Listed By:

**None**  
**First Place Realty**

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



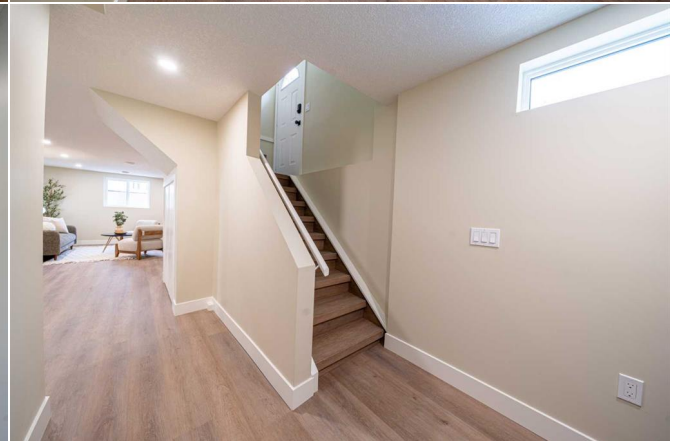










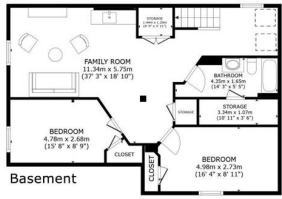












Basement



Floor 1



GROSS INTERNAL AREA  
 FLOOR 1: 91.9 m<sup>2</sup> (989 sq.ft) BASEMENT: 81.3 m<sup>2</sup> (876 sq.ft)  
 TOTAL: 173.2 m<sup>2</sup> (1865 sq.ft)  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

