



THE
A-TEAM

**RE/MAX
FIRST**

216 VAN HORNE Crescent, Calgary T2E 6H1

MLS®#: **A2197628**

Area: **Vista Heights**

Listing Date: **02/28/25**

List Price: **\$599,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area
Abv Sqft: **1,004**
Low Sqft:
Ttl Sqft: **1,004**

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,404 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Rectangular Lot,Views**
Park Feat: **Double Garage Detached,Off Street,Parking Pad,RV Access/Parking,Stall**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Dryer,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 3`4"	Living Room	Main	15`3" x 11`6"
Dining Room	Main	9`11" x 8`11"	Kitchen	Main	10`7" x 8`7"
Bedroom	Main	10`2" x 9`0"	Bedroom - Primary	Main	11`5" x 10`3"
Bedroom	Main	11`5" x 9`3"	4pc Bathroom	Main	8`0" x 6`8"
Storage	Main	7`7" x 7`6"	Laundry	Basement	18`8" x 10`4"
Kitchen	Basement	11`2" x 8`9"	Family Room	Basement	15`0" x 13`5"
Bedroom	Basement	12`9" x 11`2"	3pc Bathroom	Basement	9`2" x 4`10"

Bedroom **Basement** **10`10" x 7`1"** Legal/Tax/Financial

Title: Zoning: **R-CG**
Fee Simple
Legal Desc: **1065JK**

Remarks

Pub Rmks: **Prime Location in Vista Heights! Welcome to the well-established neighborhood of Vista Heights, offering unbeatable convenience and charm. This inner-city gem provides easy access to Deerfoot Trail and 16th Avenue, placing you just minutes from downtown, the Calgary Zoo, TELUS Spark Science Center, SAIT, and Calgary International Airport. Situated on a quiet street yet within walking distance of bus stops, schools, shops, and more, this home offers the perfect blend of tranquility and accessibility. Start your mornings with a coffee on the front porch while enjoying breathtaking views of downtown and the Rocky Mountains. Inside, you'll find a spacious open layout featuring three well-sized bedrooms, a bright living area, and a functional kitchen with ample cupboard and counter space. The lower level boasts an illegal suite with two bedrooms, a separate entrance, and a comfortable common area—an excellent opportunity for extended family or potential rental income. The backyard is perfect for entertaining, with plenty of space for BBQs and gatherings. Parking is never an issue with an oversized double detached garage and additional paved parking. Don't miss out on this incredible opportunity! Contact your favorite REALTOR® today to schedule a showing.**

Inclusions: **Washer, Dryer, Refrigerator(2), Electric Stove(2), Window Coverings**
Property Listed By: **eXp Realty**

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









