



**GRASSROOTS**  
REALTY GROUP

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**28 Van Horne Crescent NE  
Calgary, Alberta**

**MLS # A2227862**



**\$620,000**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** n/a

Tucked into the heart of Vista Heights, this beautifully renovated bungalow offers incredible value in a location that's often overlooked—a true hidden gem just minutes from downtown, transit, schools, and major routes in and out of the city. Surrounded by long-term residents and a welcoming community feel, this move-in-ready home is ideal for families, first-time buyers, or savvy investors. Stylishly updated throughout, this home features vinyl plank flooring, fresh paint, and a modernized kitchen with stainless steel appliances. The functional layout includes five bedrooms and two renovated bathrooms, with a fully developed basement that adds a large rec space, wet bar, and added flexibility for guests or entertaining. Recent major upgrades include Central A/C (2024), a high-efficiency furnace, and newer finishes inside and out—offering both comfort and peace of mind. The detached 25x24 oversized garage is a standout feature, complete with an additional finished and insulated bonus room—perfect for a home office, yoga studio, man cave, teen hangout, or creative retreat. The large, fully fenced yard includes a deck and cozy fire pit area—ideal for enjoying Calgary's summer evenings. Whether you're looking for a central location, a beautifully renovated home, or a property with versatility and space to grow—this one checks all the boxes.