



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2231087



\$533,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Stall		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: N/A

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.