



GRASSROOTS
REALTY GROUP

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92 Ventura Way NE
Calgary, Alberta

MLS # A2231092



\$609,900

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	910 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

Welcome home to this 3-bedroom & 2 1/2 bath, front attached double garage Bi-Level family home that is glowing with potential in the convenient neighborhood of Vista Heights. Lots of natural light pour into the just over 1800 sq ft of finished living space and is located on a quiet street and back lane, walking distance to playgrounds, parks and schools, and close proximity to shopping, public transit, and major streets and highways. The main floor has a spacious living room with wood burning fireplace and family room area perfect for the kids to play. The functional kitchen is equipped with lots of cabinets and counter space, double sink and dishwasher. Large dining area with patio doors out to the deck and sunny west backyard. The basement has 3 large bedrooms with lots of natural light, 3 bedrooms, 2 full bathrooms, and laundry. Lots of potential to make it your dream home. Call to book a showing today!