



GRASSROOTS
REALTY GROUP

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2204 Vista Crescent NE
Calgary, Alberta

MLS # A2256357



\$628,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, C		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows

Inclusions: TV arm-mount, Wine Racks, Garden Shed, Pergola (AS IS), Jetted Tub (AS IS)

OPEN HOUSE Saturday Sept 13th from 2-4pmFully Renovated Bungalow offers just under 2,000sqft of beautiful living space and is move-in ready. From the moment you arrive, the curb appeal will impress—setting the tone for the stylish and thoughtfully updated interior. Inside, you’ll find a bright open-concept layout with a spacious living room that flows seamlessly into the modern kitchen. Designed for both function and style, the kitchen features two-tone cabinetry, stainless steel built-ins, white quartz countertops, a sleek tile backsplash, and abundant storage and counter space. The main floor is finished with vinyl-plank flooring throughout, including all 3 bedrooms + the 4pce bathroom. The primary suite hosts a large closet and a private 2-piece ensuite. The fully developed basement offers incredible versatility with a private side entrance, and plenty of room for a home office, gym, recreation space, or even a future bedroom with the addition of an egress window. A well-appointed 3pce bathroom and separate laundry room add to the convenience. Additional upgrades & features include: Newer roof , central air conditioning, newer windows, high-efficiency furnace with upgraded air purification, water softener, underground sprinklers + oversized single detached garage. Step outside to soak up the sunshine on the front stamped-concrete patio, or head out back to a huge deck, covered patio, and private fenced yard that backs directly onto a park, greenspace, and school. This home truly offers it all—modern updates, smart design, and an unbeatable location just steps from walking paths, ball diamonds, and stunning city views. Don’t miss this incredible opportunity—schedule your private showing today!

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