



**GRASSROOTS**  
REALTY GROUP

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**39 Ventura Road NE**  
**Calgary, Alberta**

**MLS # A2258295**



**\$570,000**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This Bi-Level 5 bedroom home is centrally located in the community of Vista Heights on corner lot. This is perfect size as starter home or investment property. House feature newer appliances, laminate flooring on both floors and fully finished basement. Double de-attached garage is large enough to fit two vehicles and/or oversized vehicle. Easy access to 16 ave, Public transit, shopping centre and airport/downtown.