



**GRASSROOTS**  
REALTY GROUP

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

**60 Ventura Road NE**  
**Calgary, Alberta**

**MLS # A2262566**



**\$574,900**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Built-in Features, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Garage Heaters, Range Hood, Air Conditioner

\*\*\* OPEN HOUSE Oct 11, 2025 11AM - 1PM \*\*\* Lovingly cared for by the original owners for 30 years, this warm and welcoming bi-level is full of pride, character, and thoughtful updates throughout. Perfectly set on a quiet street and backing onto peaceful green space, it's a home where the details truly matter. Inside, you'll find three comfortable bedrooms up, three full bathrooms, and a bright finished basement with flexible living space and generous storage, ready to fit any lifestyle. Over the years, the owners have continuously maintained and improved every corner: full Poly-B replacement (2025), fresh interior paint (2025), washer (2024), dryer (2022), fridge (2020), furnace components replaced including control board, sensor, and igniter (2024), and a beautifully updated deck with new railing, privacy panel, and composite lower decking (2023). The backyard is its own private retreat, featuring premium artificial turf, a mini putting green (2020), and an apple tree that bursts to life each spring and provides a bountiful harvest each fall. Ten windows were replaced (2015), and both the fence and roof were renewed (2013). The detached double garage includes built-ins for easy organization, and the location couldn't be better. Close to everyday amenities with quick access to Deerfoot Trail, making it ideal for commuting across the city. A truly special home, lovingly cared for and ready to start its next chapter.