



GRASSROOTS
REALTY GROUP

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128 Ventura Way NE
Calgary, Alberta

MLS # A2268816



\$574,900

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	920 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: Central Vacuum/ Attachments, Outside Storage Shed, TV Mounts in Family Room and Primary Bedroom, Security System

Welcome to Vista Heights, a quiet inner-city neighborhood just 10 MINUTES from DOWNTOWN. This family-friendly hidden gem features mature trees, established schools, nearby parks, and pride of ownership among long-time residents, with shopping and major routes just minutes away. This RENOVATED and well-maintained bi-level offers 1,826 sq. ft. of total DEVELOPED living space, blending comfort and function with an inviting layout. The upper level features a bright living room, formal dining area, and a spacious family room that provides a SECOND FLEX SPACE for relaxing or entertaining. The open-concept kitchen features GRANITE countertops, espresso cabinetry, STAINLESS STEEL appliances, under-cabinet LIGHTING, and a deep undermount sink. A BAY WINDOW fills the space with natural light, and a convenient 2-piece bathroom completes the main floor. Downstairs are three comfortable bedrooms, including a spacious PRIMARY suite with an accent wall, DUAL closets, and a private 4-piece ENSUITE. Two additional bedrooms, a full 4-piece bathroom, and the laundry/mechanical area complete the lower level. Outside, the home impresses with a MASSIVE BACK DECK ideal for dining or entertaining. There's plenty of room for outdoor furniture and a BBQ gas line ready for your setup. The fully fenced yard is low-maintenance and includes a small herb garden, a storage shed, and gate access to the rear lane. The HEATED double attached garage includes a 50-amp breaker panel with power that can support EV charging, along with shelving, cupboards, and a workbench. It is perfect for hobbyists or anyone needing extra workspace. CENTRAL VACUUM with attachments adds convenience throughout the home. Notable updates include oak hardwood flooring (2017) on the main level, stairs, and basement hallways; carpet in

bedrooms (2017); granite countertops (2017); hot water tank (2016); humidifier (2021); and roof and siding replaced in 2017, providing peace of mind for years to come. This is an incredible opportunity to own a well-cared-for home just minutes from downtown, in a convenient community that offers both value and comfort. Don't miss out! Book your showing today!