



**8 Van Horne Crescent NE
Calgary, Alberta**

MLS # A2295074



\$599,900

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Standard Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome home to this bright, open-concept bungalow in Vista Heights. As you arrive, you are greeted by a stunning mature birch tree that beautifully canopies the front yard. Step inside through the freshly painted front door into an entryway complete with a convenient closet for coats and shoes. The main floor is filled with natural light, with vinyl windows throughout the level. The living room is wired for a wall-mounted TV, and its large front window perfectly frames the picturesque tree outside. The kitchen offers a functional layout with a pantry, moveable island, and updated cabinetry and backsplash. Three comfortable bedrooms and a modern four-piece bathroom complete the main level. Downstairs, you’ll find a huge recreation room—ideal for relaxing, gaming, or entertaining. There’s also a spacious den that could easily serve as a bedroom with an enlarged window, along with an updated three-piece bathroom & laundry room. The fully fenced backyard is perfect for enjoying the outdoors, featuring a charming gas lamp and a gas line on the patio for your BBQ. The oversized double garage is heated and includes shelving and cabinetry for your gear or workshop. There is also a paved carport beside the garage for RV’s, boats, or your extra vehicle. Attached to the garage is a unique shed/greenhouse with a large skylight—perfect for starting your garden seedlings. Situated on a quiet street just one block from Calgary’s renowned pathway system, this home also offers quick access to Deerfoot Trail and Highway 1. Vista Heights provides nearby schools, shopping, and convenient transit options. Don’t miss this fantastic starter home—book your showing today!