



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

MLS # A2156358



\$709,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1964 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Gen		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Charming fully renovated bungalow in the well-established Vista Heights community. This bright home features a versatile layout, including three bedrooms and a 4-piece bathroom on the main floor, along with a LEGAL secondary SUITE in the basement that includes two bedrooms and another 4-piece bathroom. The home boasts a fresh, modern design with all updates meeting current code requirements, including two furnaces and added attic insulation. Throughout the house, you'll find new luxury vinyl plank flooring. The main floor includes an eat-in kitchen with laundry facilities, new cabinetry, brand new appliances, and elegant quartz countertops. The basement LEGAL SUITE is equally inviting, with a kitchen equipped with new appliances, including a gas range, and a laundry room with a gas dryer. The spacious living/dining area, highlighted by a charming wood-burning fireplace, is perfect for entertaining. The SOUTH-facing LARGE backyard is ideal for enjoying sunny days, while the OVERSIZED detached DOUBLE garage with vaulted ceilings offers ample space for both vehicles and storage. Situated on a quiet street with a large lot and a back lane for additional trailer parking, this home is conveniently located just 12 minutes from YYC Airport, 11 minutes from downtown Calgary, 16 minutes from SAIT, and University of Calgary. Enjoy scenic walks along the ridge with stunning views of the city and mountains. Whether you're a first-time buyer or an investor, this property offers a fantastic opportunity. Don't miss out—call today to schedule your private viewing!