



GRASSROOTS
REALTY GROUP

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2339 Vista Crescent NE
Calgary, Alberta

MLS # A2198840



\$669,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

6 BEDS | 3 BATHS | WEST FACING | BIG SIZE LOT | SEPARATE ENTRANCE | Discover a spacious, newly updated 6-bedroom, 3-bathroom home nestled in the vibrant community of Vista Heights, a gem within Calgary. This property offers an ideal blend of comfort, style, and convenience, sure to enchant prospective homeowners or savvy investors. Step inside to experience a fresh and contemporary atmosphere with major updates including new asphalt shingles and a hot water tank in 2018, along with new eavestroughs in 2021. The house features a newly finished basement illegal suite with a separate entrance, providing an excellent opportunity for rental income or an in-law suite. Outside, the property boasts a generous lot size, providing ample room for outdoor activities and gardening, perfect for those who treasure nature and open space. The well-maintained exterior and welcoming environment make this an ideal place for relaxation and entertainment. Located within a friendly neighbourhood, this home is a stroll away from essential amenities. The nearby Basha Foods International offers diverse grocery options, while the Renfrew Community Garden invites tranquility and community engagement. The efficient public transit options, like the Vista Heights Terminal, enhance daily commuting. Ideal for families or investors, this home is not just a residence but a portal to a vibrant, convenient lifestyle. Explore the opportunity to make this inviting house your new home or a lucrative investment property. Don't miss the open house event on March 08th and 09th, 2025, from 12:00 PM to 3:00 PM, to witness firsthand the unique blend of comfort, convenience, and charm this property offers. This isn't just a place to reside—it's a space to thrive!

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