



## 156 Van Horne Crescent Calgary Alberta

\$699,900

Fully renovated 5 BEDROOM bungalow in Vista Heights with CERTIFIED LEGAL SUITE. Live up and rent down! 3 bedrooms on main floor, and 2 bedrooms in basement suite. Brand new kitchens and 4-pc bathrooms, with new cabinetry, quartz countertops, and all brand new appliances. New luxury vinyl plank flooring throughout. 2 new furnaces! Wood burning fireplace in basement suite. Fully insulated to city building code! Large SOUTH-FACING backyard, with OVERSIZED detached double garage. Located on a quiet street and conveniently located just 12 minutes from YYC Airport, 11 minutes from downtown, 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. Book your viewing today! OPEN HOUSE on Saturday Sep 21th 12 to 2 pm. (id:6769)

Laundry room 6.42 Ft x 4.33 Ft

Furnace 6.83 Ft x 5.75 Ft

4pc Bathroom 8.25 Ft x 6.00 Ft

Primary Bedroom 11.58 Ft x 10.67 Ft

Living room/Dining room 19.67 Ft x 10.75 Ft

Bedroom 10.50 Ft x 9.25 Ft

Kitchen 13.08 Ft x 8.50 Ft

Other 5.25 Ft x 3.75 Ft

Living room 16.25 Ft x 13.83 Ft

Bedroom 10.58 Ft x 8.00 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

Bedroom 10.58 Ft x 7.92 Ft

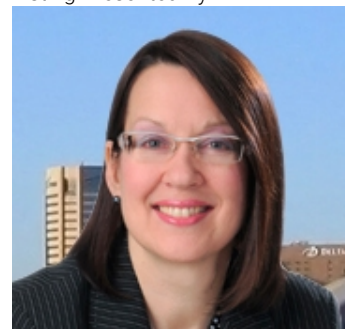
Primary Bedroom 12.92 Ft x 10.00 Ft

Dining room 11.17 Ft x 7.08 Ft

Kitchen 9.00 Ft x 11.08 Ft

Other 5.17 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
Engel & Völkers Calgary

<https://marlenemacdonald.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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