



216 Van Horne Crescent Calgary Alberta

\$624,900

Prime Location in Vista Heights! Welcome to the well-established neighborhood of Vista Heights, offering unbeatable convenience and charm. This inner-city gem provides easy access to Deerfoot Trail and 16th Avenue, placing you just minutes from downtown, the Calgary Zoo, TELUS Spark Science Center, SAIT, and Calgary International Airport. Situated on a quiet street yet within walking distance of bus stops, schools, shops, and more, this home offers the perfect blend of tranquility and accessibility. Start your mornings with a coffee on the front porch while enjoying breathtaking views of downtown and the Rocky Mountains. Inside, you'll find a spacious open layout featuring three well-sized bedrooms, a bright living area, and a functional kitchen with ample cupboard and counter space. The lower level boasts an illegal suite with two bedrooms, a separate entrance, and a comfortable common area—an excellent opportunity for extended family or potential rental income. The backyard is perfect for entertaining, with plenty of space for BBQs and gatherings. Parking is never an issue with an oversized double detached garage and additional paved parking. Don't miss out on this incredible opportunity! Contact your favorite REALTOR(R) today to schedule a showing. (id:6769)

Laundry room 18.67 Ft x 10.33 Ft

Kitchen 11.17 Ft x 8.75 Ft

Family room 15.00 Ft x 13.42 Ft

Bedroom 12.75 Ft x 11.17 Ft

3pc Bathroom 9.17 Ft x 4.83 Ft

Bedroom 10.83 Ft x 7.08 Ft

Other 3.92 Ft x 3.33 Ft

Living room 15.25 Ft x 11.50 Ft

Dining room 9.92 Ft x 8.92 Ft

Kitchen 10.58 Ft x 8.58 Ft

Bedroom 10.17 Ft x 9.00 Ft

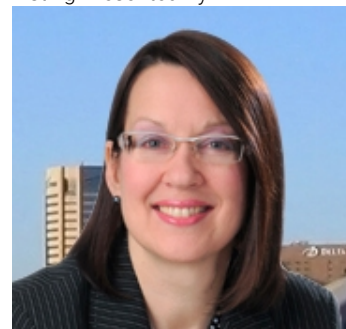
Primary Bedroom 11.42 Ft x 10.25 Ft

Bedroom 11.42 Ft x 9.25 Ft

4pc Bathroom 8.00 Ft x 6.67 Ft

Storage 7.58 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net