



156 Van Horne Crescent Calgary Alberta

\$695,000

Fully renovated bungalow with certified LEGAL BASEMENT SUITE - live up and rent down. Located on a quiet street this home offers 3 bedrooms up and 2 bedrooms down. Main floor highlights: all new: vinyl plank flooring; baseboards; doors and door frames; closet doors; light fixtures; bathroom fixtures, cabinets and tiling; kitchen cabinets, fixtures, quartz countertops, backsplash, all brand new appliances; additional insulation in attic to code. Basement highlights: gutted and rebuilt with all new: vinyl plank flooring; kitchen; bathroom; laundry; all new appliances, including gas range and gas dryer; light fixtures; 3 large egress windows; 2 high efficiency furnaces in fireproof utility room. There is a wood burning fireplace in the living/dining room. Large low maintenance yard with a south facing backyard and oversized, insulated double detached garage. There are no neighbours behind and a view of the city. The wide back laneway offers space for extra parking. Just 12 minutes from YYC Airport, 16 minutes from downtown, and 15 minutes from SAIT and the University of Calgary. Enjoy walks along the ridge, taking in city and mountain views. Book your viewing today! (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

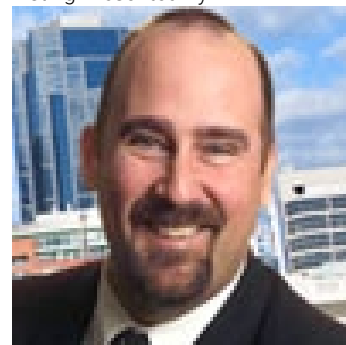
Primary Bedroom 12.92 Ft x 10.00 Ft

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 Realty Professionals

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