



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

MLS # A2314993



\$594,900

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ethanol fireplace in living room. In basement: 2nd fridge, stove, microwave, tv wall mount and speaker

This charming bungalow, showcasing MANY updates and renovations AND an oversized detached double garage is yours to discover today and call your own! Your search to find a move in ready, affordable single family home is over! You are welcomed in with a lovely landscaped front yard with spacious west facing low maintenance deck, replaced in 2018. The cheery front entrance opens to the spacious living room with oversized window, the kitchen with sunny nook area was completely renovated in 2020, with all new wiring, stainless steel & black appliances, new microwave/hood fan in 2025 and dishwasher in 2024, stylish quartz counters and glass tile backsplash. The original floor plan has been modified to showcase a primary bedroom with walk in closet (so nice!) and an oversized second bedroom. Spa-like main bath was renovated in 2021. The lower level offers an illegal suite with ample developed space, bedroom, 4 pc bath, kitchen and living room. The windows are large and bright, making the space inviting and welcoming. The rear of the house is a generous sized, tranquil retreat with many flowering bushes and perennials. Spend time relaxing on the oversized deck & there's room for everyone this summer to enjoy quality time together, with BBQ's and entertaining! The oversized double detached garage was added in 2019 and has 2 separate overhead doors and 2 man doors & great for the suite or a room mate situation. The list of updates is robust and includes new living room and dining room windows (2022), new high efficiency furnace (2016), hot water tank (2022), upgraded electrical panel (2019), new front door (2019), full sound equipment and speakers installed (2021). Centrally located with rapid access to major routes, downtown, the airport, and nearby amenities, this Vista Heights property

delivers space, flexibility, and long-term value in a centrally located convenient community. Whether you're seeking an inner-city location, a home with flexibility, or a property you can add additional value to over time—this is a rare opportunity in a fantastic community. Call to view today!