



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2415 Vista Crescent NE
Calgary, Alberta

MLS # A2328417



\$605,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 5 bedroom, 2 bathroom bungalow in the highly sought after inner city community of Vista Heights. Situated on a quiet, tree-lined street, this home offers the perfect blend of comfortable family living and outstanding investment potential. The bright main floor features original hardwood floors, a spacious living room with a cozy gas fireplace, a dining area, and a beautiful sunroom with vaulted ceilings and skylights overlooking the sunny, south facing backyard. The renovated main floor bathroom adds a fresh, modern touch, while three generous bedrooms provide plenty of space for the whole family. Downstairs, you'll find a fully legal 2 bedroom basement suite with a separate entrance, full kitchen, and shared laundry. Recently approved through the City of Calgary's legalization program, this is an excellent mortgage helper or turnkey investment opportunity. Additional updates include a recently replaced hot water tank, newer windows, newer shingles, and an oversized single detached garage. Located just minutes from downtown with easy access to Deerfoot Trail, 16 Avenue, schools, parks, walking paths, transit, and everyday amenities, this move-in ready home offers incredible value in one of Calgary's most desirable inner city neighbourhoods.