

# \$599,999 - 216 Van Horne Crescent Ne, Calgary

MLS® #A2197628

**\$599,999**

5 Bedroom, 2.00 Bathroom, 1,005 sqft  
Residential on 0.12 Acres

Vista Heights, Calgary, Alberta

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® today to schedule a showing.

Built in 1962

### Essential Information

MLS® #	A2197628
Price	\$599,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	216 Van Horne Crescent Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6H1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Stall
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Built-In Electric Range, Dryer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	35
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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