

156 Van Horne Crescent NE
Calgary, Alberta

MLS # A2186087



\$695,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Gen		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

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!