

# \$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        | Dryer, Range Hood, Refrigerator, Washer/Dryer, Built-In Electric Range |
| 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 | 48                  |
| Zoning         | R-CG                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.