



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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92 Ventura Way NE  
Calgary, Alberta

MLS # A2231092



**\$609,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Vista Heights                         |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bi-Level                              |               |                   |
| <b>Size:</b>     | 910 sq.ft.                            | <b>Age:</b>   | 1987 (38 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Laminate Counters |                   |      |

**Inclusions:** N/A

Welcome home to this 3-bedroom & 2 1/2 bath, front attached double garage Bi-Level family home that is glowing with potential in the convenient neighborhood of Vista Heights. Lots of natural light pour into the just over 1800 sq ft of finished living space and is located on a quiet street and back lane, walking distance to playgrounds, parks and schools, and close proximity to shopping, public transit, and major streets and highways. The main floor has a spacious living room with wood burning fireplace and family room area perfect for the kids to play. The functional kitchen is equipped with lots of cabinets and counter space, double sink and dishwasher. Large dining area with patio doors out to the deck and sunny west backyard. The basement has 3 large bedrooms with lots of natural light, 3 bedrooms, 2 full bathrooms, and laundry. Lots of potential to make it your dream home. Call to book a showing today!