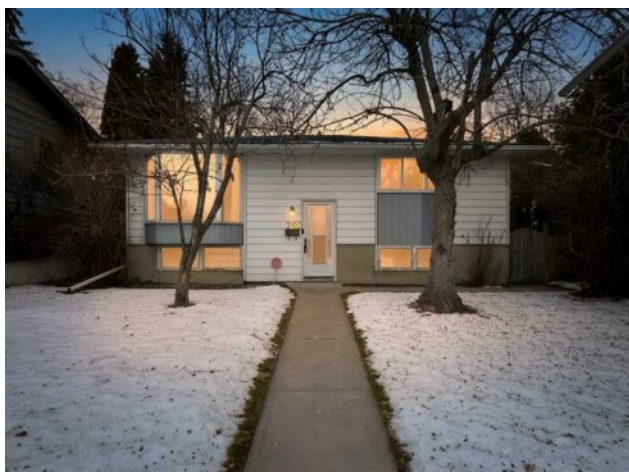


200 Van Horne Crescent NE  
Calgary, Alberta

MLS # A2275432

**\$499,900**



<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Freezer in basement

Welcome to Vista Heights, a well-established inner-city community celebrated for its convenience, mature charm, and quick access to everything Calgary has to offer. This wonderful bi-level is tucked away on a quiet street, yet perfectly positioned with easy connections to Deerfoot Trail and 16th Avenue—making commutes and city adventures effortless. You’re just minutes to downtown, the Calgary Zoo, TELUS Spark Science Centre, SAIT, and Calgary International Airport, with transit, schools, and shopping—all within walking distance. Proudly offered for the first time ever, this original-owner home has been lovingly maintained in its classic condition, with key updates already completed, including the furnace and hot water tank—a solid foundation for anyone looking to move in and enjoy, renovate over time, or customize to their taste. The main level features a cozy, welcoming living room, a spacious kitchen, a full 4-piece bathroom, and three well-sized bedrooms—an ideal layout for families or those wanting extra space for a home office. Downstairs, a separate side entrance leads to a functional (Illegal basement suite) with a comfortable common area, laundry, a second kitchen setup (no appliances), one additional bedroom, and another 4-piece bathroom—perfect for extended family, guests, or exploring future rental potential. Step outside to a generous backyard—made for summer living, with plenty of room for BBQs, entertaining, and gatherings. Whether you’re seeking an inner-city location, a home with flexibility, or a property you can add value to over time—this is a rare opportunity in a fantastic community.