

# \$609,900 - 92 Ventura Way Ne, Calgary

MLS® #A2231092

**\$609,900**

3 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.09 Acres

Vista Heights, Calgary, Alberta

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!

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231092  |
| Price          | \$609,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 910       |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 1987        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 92 Ventura Way Ne |
| Subdivision | Vista Heights     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 8G5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Mantle, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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