

# \$545,000 - 39 Ventura Road Ne, Calgary

MLS® #A2266227

## \$545,000

5 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.09 Acres

Vista Heights, Calgary, Alberta

This Bi-Level 5 bedroom home is centrally located in the community of Vista Heights on corner lot. This is perfect size as starter home or investment property. House feature newer appliances, laminate flooring on both floors and fully finished basement. Double de-attached garage is large enough to fit two vehicles and/or oversized vehicle. Easy access to 16 ave, Public transit, shopping centre and airport/downtown.

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266227    |
| Price          | \$545,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,089       |
| Acres          | 0.09        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

Address 39 Ventura Road Ne



|             |               |
|-------------|---------------|
| Subdivision | Vista Heights |
| City        | Calgary       |
| County      | Calgary       |
| Province    | Alberta       |
| Postal Code | T2E 8G1       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Wood                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 13                 |
| Zoning         | R-CG               |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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