

\$699,000 - 2119 Vista Crescent Ne, Calgary

MLS® #A2242047

\$699,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft
Residential on 0.14 Acres

Vista Heights, Calgary, Alberta

This impeccably maintained bungalow is ideally situated on a prime corner lot with R-CG zoning, offering both immediate enjoyment and outstanding development potential—with the potential to build up to 8 units (subject to city approval). The professionally landscaped yard and prominent location give this home exceptional curb appeal, all nestled on a quiet street in desirable Vista Heights. Enjoy easy access to 16th Avenue and Deerfoot Trail, placing downtown Calgary just a 12-minute drive away.

Start your day in the sun-drenched sunroom, or entertain in the large sunny south-facing backyard. The charming white kitchen boasts updated appliances and plenty of natural light. Upstairs, you'll find three spacious bedrooms and a full bathroom.

The fully developed basement with a separate walkup entrance features a generous recreation room, a wet bar, an additional bedroom, and a second full bathroom—perfect for guests or additional living space. The oversized, heated, and insulated double detached garage provides ample parking, storage, or workshop options.

With R-CG zoning and its wide corner lot configuration, this property is an excellent opportunity for builders and investors. Located steps from schools, golf courses, parks,



shopping, restaurants, and public transit, this home is perfectly positioned in a vibrant, growing community.

Updates include: Gas tankless hot water tank (2024), Roof on house and garage with 30-year shingles (2020), and Front porch and railings (2010).

Don't miss this chance to own a move-in-ready home with significant redevelopment potential. Book your private showing today and explore the possibilities!

Built in 1967

Essential Information

MLS® #	A2242047
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2119 Vista Crescent Ne
Subdivision	Vista Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6H9

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage
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# of Garages	2
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Interior

Interior Features	Bar, No Smoking Home, Separate Entrance, Tankless Hot Water
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Exterior Entry, Finished, Full, Walk-Up To Grade
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Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
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Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	July 22nd, 2025
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Days on Market	7
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Zoning	R-CG
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Listing Details

Listing Office	CIR Realty
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