

60 Ventura Road NE
Calgary, Alberta

MLS # A2262566



\$574,900

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, No Smoking Home, Storage		

Inclusions: Garage Heaters, Range Hood, Air Conditioner

*** OPEN HOUSE Oct 11, 2025 11AM - 1PM *** Lovingly cared for by the original owners for 30 years, this warm and welcoming bi-level is full of pride, character, and thoughtful updates throughout. Perfectly set on a quiet street and backing onto peaceful green space, it's a home where the details truly matter. Inside, you'll find three comfortable bedrooms up, three full bathrooms, and a bright finished basement with flexible living space and generous storage, ready to fit any lifestyle. Over the years, the owners have continuously maintained and improved every corner: full Poly-B replacement (2025), fresh interior paint (2025), washer (2024), dryer (2022), fridge (2020), furnace components replaced including control board, sensor, and igniter (2024), and a beautifully updated deck with new railing, privacy panel, and composite lower decking (2023). The backyard is its own private retreat, featuring premium artificial turf, a mini putting green (2020), and an apple tree that bursts to life each spring and provides a bountiful harvest each fall. Ten windows were replaced (2015), and both the fence and roof were renewed (2013). The detached double garage includes built-ins for easy organization, and the location couldn't be better. Close to everyday amenities with quick access to Deerfoot Trail, making it ideal for commuting across the city. A truly special home, lovingly cared for and ready to start its next chapter.