

2415 Vista Crescent NE Calgary, Alberta

MLS # A2328417



\$584,999

Division:	Vista Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Turnkey Inner-City Cash-Flow Gem with a Fully Legal Suite: Generating \$3,000/month in gross rental income (\$1,800 up / \$1,200 down) with reliable, long-term tenants eager to stay, this beautifully upgraded 5-bedroom, 2-bathroom bungalow in desirable Vista Heights delivers day-one positive cash flow or the ultimate mortgage-helper setup. The bright main level showcases original hardwood flooring, a cozy gas fireplace, an updated bath, three generous bedrooms, and a vaulted-ceiling sunroom with skylights opening onto a sunny, south-facing backyard. Downstairs offers a fully City of Calgary-registered legal 2-bedroom suite complete with a private entrance, full kitchen, and shared laundry. Backed by significant capital improvements, including newer windows, newer shingles, a recently replaced hot water tank, and an oversized detached garage. This move-in-ready asset sits on a quiet, tree-lined street just minutes from Downtown, Deerfoot Trail, parks, schools, and transit.