$749,000 - 5007 Vallance Crescent Nw, Calgary

MLS® #A2208788

$749,000
4 Bedroom, 2.00 Bathroom, 1,228 sqft
Residential on 0.14 Acres

Varsity, Calgary, Alberta

NEW PRICE!! PRICED TO SELL!!! $30K reduction. 10min walk to Dalhousie LRT. Beautiful bungalow with over 2000+ sqft of developed space, perfectly situated in one of Calgary's most sought-after neighbourhoods! Nestled on a peaceful street in the heart of Varsity, renowned for its mature tree-lined streets and spacious lots, this property offers the perfect balance of tranquility and convenience. Set on a sprawling, pie-shaped lot with a large detached double garage accessible from the paved side lane, it has additional RV parking plus ample space for a lush garden and outdoor activities. The front and back yards are nothing short of spectacular, with a serene blend of mature blue spruce and other beautiful trees that ensure privacy. Inside, you'll find a stunning, upgraded kitchen with maple wood cabinets, granite counter tops and back splash with a powerful hood fan for your culinary adventures. There are three generously sized bedrooms and full bathroom on the main floor. The expansive living room boasts a rare wood-burning fireplace and is complemented by a formal dining area thatâ€™s perfect for hosting family and friends. Beautiful hardwood floors flow throughout the main floor, adding warmth and character. An open oak rail staircase leads to the fully finished lower level, which offers a spacious family room with another wood-burning fireplace, a movable dry bar, a 4-piece bathroom, a bedroom and large laundry room complete with a sink. Living in

Varsity means enjoying one of Calgaryâ€™s top-rated neighbourhoods, known for its exceptional quality of life. Youâ€™ll be just minutes away from the University of Calgary, Market Mall, the Childrenâ€™s Hospital, and the LRT. This home offers a rare combination of comfort, charm, and an unbeatable location. It truly has it all! Book to view it today before it's gone!

Built in 1965

Essential Information

MLS® #	A2208788
Price	$749,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5007 Vallance Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0T7

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, RV Access/Parking, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Freezer, Garburator, Gas Stove, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	69
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek

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