\$969,000 - 303 Valencia Place Nw, Calgary

MLS® #A2205796

\$969,000

4 Bedroom, 3.00 Bathroom, 2,930 sqft Residential on 0.16 Acres

Varsity, Calgary, Alberta

Welcome to this charming 2-storey brick home, ideally situated on a coveted corner lot in the sought-after Varsity neighbourhood of Calgary. This family home has been meticulously maintained by the original owner and is waiting for your personal touch. Upon entering, you'll be greeted by a grand curved staircase that sets the tone for the rest of the home. The spacious living room, with hardwood flooring throughout, features ample natural light, perfect for both relaxed family gatherings and entertaining guests. The large family room is a cozy retreat, complete with a gas fireplace.

The updated kitchen boasts granite counter tops, stainless steel appliances, and a double oven, catering to both culinary enthusiasts and casual cooks alike. The kitchen seamlessly blends style and functionality, providing a delightful space for meal preparation and casual dining. Convenience is key with a main floor laundry room.

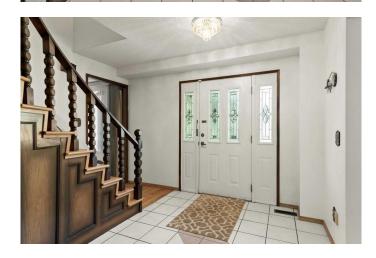
Upstairs, you'II find four generously sized bedrooms. The primary bedroom with a walk-in closet and a three-piece ensuite. The upstairs bathroom features a bidet for added comfort and convenience.

The finished basement expands the living space, offering another family room, a recreation room, and plenty of storage.

Outside, the property features a newer irrigation system and a large patio atop the garage, ideal for outdoor relaxation and entertainment. Recent updates throughout the







home include various new windows and sliding doors, a new furnace, and an upgraded irrigation system.

This home is in an amazing location, close to golfing, shopping, schools, and offers easy access to Crowchild Trail. With its classic architecture and unbeatable location across the street from a playground, this Varsity gem is truly a rare find.

Built in 1976

Essential Information

MLS® # A2205796 Price \$969,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,930

Acres 0.16

Year Built 1976

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 303 Valencia Place Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2C1

Amenities

Parking Spaces 4

Parking Double Garage Attached, Oversized, Garage Faces Side

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters,

Recessed Lighting, Storage, Walk-In Closet(s), Bidet

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Brick Facing, Family Room, Gas, Stone, Wood Burning, Raised Hearth,

Recreation Room

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Balcony
Lot Description Corner Lot

Roof Asphalt Shingle

Construction Brick, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 3

Zoning R-C1

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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