



THE
A-TEAM

**RE/MAX
FIRST**

303 VALENCIA Place, Calgary T3A 2C1

MLS®#: **A2148818** Area: **Varsity** Listing **07/22/24** List Price: **\$1,049,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$100k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1976** Abv Sqft: **2,930**
Lot Information Low Sqft:
 Lot Sz Ar: **7,179 sqft** Ttl Sqft: **2,930**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached, Garage Faces Side, Oversized**

DOM

56
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Wood Frame**
 Heating: **Forced Air** Flooring: **Concrete, Hardwood, Linoleum, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bidet, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Recessed Lighting, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`5" x 10`6"	Living Room	Main	19`0" x 13`4"
Kitchen	Main	12`4" x 11`10"	Breakfast Nook	Main	12`3" x 7`6"
Dining Room	Main	18`9" x 12`7"	Family Room	Main	18`0" x 14`3"
Office	Main	11`8" x 9`6"	Laundry	Main	6`2" x 3`11"
Bedroom - Primary	Upper	17`9" x 13`5"	Walk-In Closet	Upper	7`3" x 4`9"
Bedroom	Main	13`3" x 10`5"	Bedroom	Main	13`0" x 11`5"
Bedroom	Upper	11`4" x 9`6"	Family Room	Basement	16`11" x 12`8"

Game Room
Storage
5pc Bathroom

Basement
Basement
Upper

30`7" x 12`7"
15`4" x 12`2"

Wine Cellar
3pc Ensuite bath
2pc Bathroom
Legal/Tax/Financial

Basement
Upper
Main

15`1" x 12`3"

Title:
Fee Simple
Legal Desc:

7411014

Zoning:
R-C1

Remarks

Pub Rmks: **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'll 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.**

Inclusions: **Refrigerator in Basement, Stove in Basement,**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











