



THE
A-TEAM

**RE/MAX
FIRST**

336 VALENCIA Place, Calgary T3A 2C1

MLS®#: **A2164616** Area: **Varsity** Listing Date: **09/11/24** List Price: **\$974,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **11,076 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,208**
 Low Sqft:
 Ttl Sqft: **2,208**

DOM

8
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic**
Tile,Hardwood,Laminate,Linoleum
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Central Vacuum,Quartz Counters,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`7" x 15`4"
Laundry	Main	6`9" x 5`2"
Office	Main	11`5" x 9`11"
Kitchen	Main	8`3" x 11`7"
Family Room	Main	18`11" x 11`7"
3pc Ensuite bath	Second	5`3" x 6`6"

Room	Level	Dimensions
Foyer	Main	7`5" x 6`1"
2pc Bathroom	Main	5`9" x 4`7"
Dining Room	Main	9`8" x 11`7"
Breakfast Nook	Main	8`9" x 11`7"
Bedroom - Primary	Second	15`0" x 12`10"
4pc Bathroom	Second	8`0" x 7`4"

Bedroom
Bedroom
3pc Bathroom
Exercise Room

Second
Second
Basement
Basement

12`8" x 11`10"
11`6" x 10`5"
9`10" x 4`6"
34`8" x 11`3"

Bedroom
Game Room
Furnace/Utility Room
Den

Second
Basement
Basement
Basement

8`11" x 10`6"
15`9" x 13`5"
16`10" x 13`11"
9`11" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7411014

Remarks

Pub Rmks:

Welcome to 336 Valencia Place - A Mid-Century Modern Gem in Varsity. Tucked away in a peaceful cul-de-sac in the HIGHLY SOUGHT-AFTER Varsity community, this charming mid-century modern home offers the perfect blend of timeless design and contemporary upgrades. Situated on a sprawling ¼ ACRE PIE-SHAPED LOT, this fully finished 5-bedroom, 2-story home is a dream come true for those seeking both urban convenience and a serene, homestead feel. The sun-drenched interior is bright and airy, featuring curved windows that flood the home with natural light. Enjoy cozy evenings by the wood-burning, WETT-certified fireplace in the beautifully paneled family room, or relax in the spacious front sitting room. The updated kitchen boasts modern appliances and ample cabinetry, making it ideal for family gatherings or entertaining. Entrance from the garage has quick access to the 2-piece bathroom and NEW WASHER AND DRYER. Step outside to your West-facing backyard oasis, a gardener's delight with hydrangeas, strawberries, and peonies. The two-level deck, complete with a pergola, privacy screens, and a natural gas hookup, makes summer BBQs and outdoor entertaining a breeze. A newly installed FENCE (2023) adds privacy to this lush retreat, making it perfect for pets, gardening, or simply unwinding. Upstairs, you'll find four generously sized bedrooms, including a primary suite with hardwood floors, a walk-in closet, and ensuite. The fully finished basement offers flexibility with a 5th bedroom, a spacious rec room/gym, a private den with custom paneling, and a cold storage room—ideal for DIY projects or storing homegrown produce. Recent updates, including COPPER WIRING (\$18,000), a new breaker panel supporting EV charging, two NEW FURNACES, and wiring for air conditioning, ensure the home is future-ready. Located minutes from parks, U of C, Foothills Hospital, Children's Hospital, the new Tom Baker Cancer Center, schools, shopping, and transit, this home offers tranquil living without sacrificing urban convenience. Don't miss the opportunity to call this family-friendly, close-knit neighborhood home!

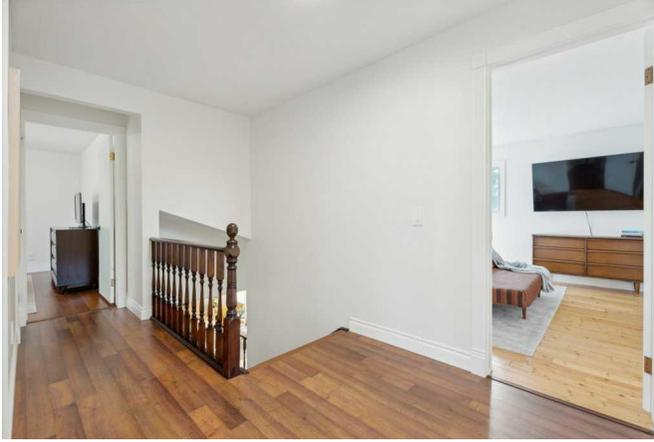
Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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













336 Valencia Pl NW, Calgary, AB

Main Floor Exterior Area 1288.13 sq ft
Interior Area 1218.87 sq ft
Excluded Area 512.78 sq ft



PREPARED: 2024/09/10

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 919.99 sq ft
Interior Area 854.62 sq ft



PREPARED: 2024/09/10

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1228.16 sq ft
Interior Area 1167.66 sq ft
Excluded Area 25.18 sq ft



PREPARED: 2024/09/10

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