



THE
A-TEAM

**RE/MAX
FIRST**

3715 VALDES Place, Calgary T2L2A2

MLS®#: **A2165005**

Area: **Varsity**

Listing Date: **09/12/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1963**

Finished Floor Area

Abv Sqft: **1,181**
Low Sqft:
Ttl Sqft: **1,181**

Lot Information

Lot Sz Ar: **7,491 sqft**
Lot Shape:

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **2.0 (1 2)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Few Trees,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`1" x 13`5"
Dining Room	Main	12`0" x 8`11"
Bedroom	Second	10`7" x 10`0"
4pc Bathroom	Second	0`0" x 0`0"
Family Room	Third	26`0" x 18`0"
2pc Bathroom	Level 4	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`5" x 12`10"
Bedroom - Primary	Second	11`5" x 11`2"
Bedroom	Second	9`7" x 9`0"
2pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Lower	10`10" x 7`0"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C1**

Legal Desc: 1884JK

Remarks

Pub Rmks: "" OPEN HOUSE: SUNDAY, SEPTEMBER 22, 1:00. - 4:00 PM "". Varsity cul de sac, four level split, great bones, with some updates, fully developed, three bedrooms plus den, spacious rooms (living room, separate formal dining room, primary bedroom with 2 piece ensuite, large family room with wood burning fireplace (not used recently so no WETT inspection completed), pie shape lots one upgrades including: windows (2021), roof (2015), dryer (2022), garage door opener (2022), deck (2021), hardwood floors, hot water tank (2020), fascia and soffits (2005). Double detached garage. Very close to Brentwood LRT station and Brentwood Mall

Inclusions:
Property Listed By: Royal LePage Solutions

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









