



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1732 VALLEYVIEW Road, Calgary T2E 6E9**

MLS®#: **A2180136**

Area: **Vista Heights**

Listing Date: **11/19/24**

List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1967**

Lot Information

Lot Sz Ar: **689 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,165**  
Low Sqft:  
Ttl Sqft: **1,165**

DOM

**2**

Layout

Beds: **6 (3 3 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Few Trees,Front Yard,Landscaped,Pie Shaped Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 12`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`0" x 5`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`10" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 12`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`4" x 12`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>116`8" x 9`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 7`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`6"</b>

4pc Bathroom

Main

9`0" x 5`0"

4pc Bathroom  
Legal/Tax/Financial

Basement

13`0" x 5`6"

Title:  
**Fee Simple**  
Legal Desc:

4347JK

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Located in the desirable Vista Heights neighborhood, this extensively renovated 6-bedroom, 2.5-bathroom home sits on an oversized 105 x 128 ft corner lot, providing ample space for outdoor living and future possibilities. The main level features 3 bedrooms, while the basement hosts an (illegal) suite with an additional 3 bedrooms, offering great rental potential or flexibility for extended family living. The property includes an oversized single detached garage and additional parking, ideal for multiple vehicles. With fresh exterior paint, modern finishes throughout, and mature landscaping, this home exudes curb appeal and functionality. Its prime location provides easy access to downtown Calgary, major routes, shopping, and schools, making it perfect for families or investors seeking a spacious, income-generating property close to all essential amenities.**

Inclusions:  
Property Listed By: **N/A  
The Real Estate District**

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













