

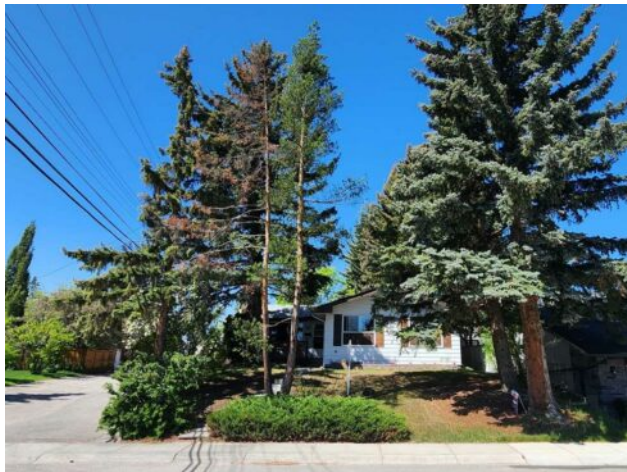


GRASSROOTS
REALTY GROUP

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**5007 Vallance Crescent NW
Calgary, Alberta**

MLS # A2241835



\$719,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Prime Opportunity in Varsity Acres - Priced for IMMEDIATE ACTION at \$719,000!! Welcome to this well-maintained and thoughtfully updated bungalow located in one of Calgary's most sought-after neighbourhoods - Varsity Acres. This home has had just three owners since it was built, reflecting a long history of pride and care. Perfectly situated on a quiet street, inside a school zone, you're just steps away from top-rated schools, transit, Market Mall, the University of Calgary, and Foothills Hospital. This is a rare opportunity to secure location, lifestyle, and long-term potential all in one package. Key Features: Over 1,200sqft on the main floor, BEAUTIFULLY RENOVATED main bathroom, UPDATED kitchen with newer cabinetry and appliances, ORIGINAL HARDWOOD FLOORS with timeless character. Three spacious main-floor bedrooms, FULLY FINISHED BASEMENT with a large bedroom next to a bathroom, plus plenty of room for a sectional, TV area, and bar setup - ideal for relaxing or entertaining. Outdoor Highlights: SUNNY, WEST-FACING BACKYARD for afternoon light and evening enjoyment. Large, functional deck - perfect for summer BBQs. EXTRA-LARGE DOUBLE DETACHED GARAGE with ample storage, and workshop space. Bonus space beside the garage offers potential for an additional parking pad - great for a third vehicle, RV, or trailer. Bonus Value: Priced well below the 2024 City of Calgary assessed value of \$823,000. Listing price reflects the home's current condition, including an aging roof, original windows and doors, and a weathered, but fully usable deck. Pre-inspection report available - offering transparency and peace of mind for prospective buyers. While some features remain original, the home is structurally sound and provides the perfect canvas to upgrade and build equity over time. Classic mid-century design, lovingly

maintained - with important updates already done, including the kitchen and main bathroom. RARE OPPORTUNITY to get into Varsity Acres on a full-sized lot at this price, in a quiet and mature location. If you're looking for a Varsity bungalow with excellent fundamentals, modern touches, and real investment potential, this is the one. IMMEDIATE POSSESSION AVAILABLE. Book your private showing today - homes like this don't last long in Varsity Acres.