



GRASSROOTS
REALTY GROUP

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105 Valhalla Crescent NW
Calgary, Alberta

MLS # A2242505



\$849,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Landscaped, Paved, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: Call seller directly

Click brochure link for more details. Located on 7,200+ sq ft corner lot with walking distance to LRT station is this 2,161 sq ft 4+2 bedroom two storey home. Full length front porch is welcoming. Upgrades include two high efficiency furnaces (2017), hot water tank (2017), granite counters, hardwood floor on main and upper floors. Main floor features spacious & sunny living room with a whole wall windows, extra-large eat-in kitchen with oak cabinets and an island, formal dining room, family room with wood burning fireplace, laundry room and a sliding door leading to back deck. Huge and bright master bedroom has 3 piece ensuite and his/her closets. The basement has another two bedrooms with large windows, and a recreation room with second fireplace, and 3 pc bathroom. Back door could be used for a separate basement entrance. Huge storage room in the attic of garage. Mature treed YARDS have lots of space for kids to play. Close to all level schools, University, shopping, Alberta Children Hospital and golf course