



GRASSROOTS
REALTY GROUP

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5104 Vallance Crescent NW
Calgary, Alberta

MLS # A2247880



\$1,050,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,759 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Step into a home where comfort, style, and community come together. Perfectly situated in the coveted neighbourhood of Varsity, this property offers more than just a place to live—it delivers the lifestyle you’ve been searching for. From your front door, a short stroll takes you to the off-leash dog park for joyful morning walks. Wander a little further and the scenic trails of Bowmont Park open up, offering endless pathways along the river. Everything you need is close at hand—Market Mall for shopping and dining, Foothills Hospital, the University of Calgary, excellent schools, and the vibrant University District with its growing mix of restaurants, cafés, and entertainment. Whether it’s a coffee date, a grocery run, or a night out, it’s all just minutes away. Inside, the home is filled with natural light, showcasing a fresh, bright interior that feels both uplifting and welcoming. The heart of the home—a spectacular kitchen—combines classy, timeless design with modern functionality, making it as beautiful as it is practical. It’s a space where family recipes come to life, friends gather for lively evenings, and quiet mornings are enjoyed with coffee in hand. Come and experience it for yourself—a home where natural beauty, everyday convenience, and timeless design meet.