# \$1,169,900 - 232 Valhalla Crescent Nw, Calgary

MLS® #A2212705

## \$1,169,900

4 Bedroom, 4.00 Bathroom, 2,124 sqft Residential on 0.15 Acres

Varsity, Calgary, Alberta

Welcome to this beautifully updated two-storey home offering over 2,900 sq.ft. of total living space in one of Calgary's most sought-after communities. Nestled on a quiet, tree-lined street, this home blends classic warmth with contemporary updatesâ€"and sits on a large lot with mature greenery and the privacy of a spacious backyard. Inside, you'II find 4 bedrooms and 3.5 bathrooms, including a fully finished basement. The maple kitchen features a stylish new backsplash and a bright breakfast nookâ€"perfect for casual meals. Separate dining and living rooms provide ideal spaces for entertaining or relaxing, while the cozy family room, complete with a gas fireplace, invites comfort and connection.

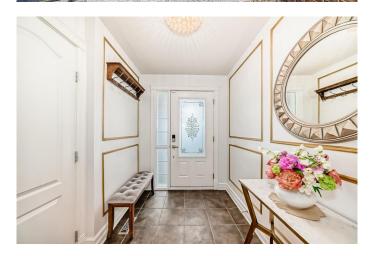
Upstairs, the generous primary suite includes a custom closet system and a 4-piece ensuite. Two more bedrooms and a full bath complete the upper level. The basement adds flexibility with a large bedroom, oversized walk-in closet, full 4-piece bath, and a wet barâ€"ideal for hosting friends and family.

Step outside and enjoy the feeling of an acreage right in the city. The expansive backyard is perfect for summer BBQs, set on a durable aggregate concrete patio. Additional updates include new wall panels on the main floor, refinished stairs, hardwood on the second level, water softener, newer garage door, and resurfaced driveway.

Located in the amenity-rich community of Varsity, you're just steps from Varsity







Ravine Park, schools, pathways, playgrounds, Silver Springs Golf & Country Club, Foothills and Children's Hospitals, and Market Mall. This is suburban living with unbeatable urban accessâ€"and a home that's been meticulously cared for. We can't wait to welcome you

#### Built in 1974

#### **Essential Information**

MLS® # A2212705 Price \$1,169,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,124 Acres 0.15 Year Built 1974

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 232 Valhalla Crescent Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2A1

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, Natural Woodwork, No Smoking Home,

Pantry, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,

Range Hood, Refrigerator, Washer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Few Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cedar, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 17th, 2025

Days on Market 75

Zoning R-CG

## **Listing Details**

Listing Office First Place Realty

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