

# \$864,999 - 41 Valley Crest Close Nw, Calgary

MLS® #A2204732

**\$864,999**

5 Bedroom, 4.00 Bathroom, 1,970 sqft  
Residential on 0.10 Acres

Valley Ridge, Calgary, Alberta

Final price adjustment . price to sell. it will not last long. Welcome to luxury living in the prestigious Valley Ridge Community! This recently renovated home with a fresh, modern look combines elegance and contemporary comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open-to-below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Louise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master bedroom with a private ensuite, large bonus room, and a common washroom. illegal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space â€” ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light, ample storage and closet space. Donâ€™t miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities. The basement is set up for short-term rentals with all brand-new furniture and accessories. The basement short-term rental allows the new owner to earn a steady income to offset the mortgage costs. Due to easy access to the mountains, there is a potential to earn approximately \$3,500 in the Summer months and \$2,500 minimum per month in the Winter months from the short-term rental. The current



owner is willing to transfer the short-term rental setup to the new owner for an agreed-upon cost.

Built in 2003

### **Essential Information**

MLS® #	A2204732
Price	\$864,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,970
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Valley Crest Close Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas

Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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