

# \$969,000 - 303 Valencia Place Nw, Calgary

MLS® #A2205796

**\$969,000**

4 Bedroom, 3.00 Bathroom, 2,930 sqft  
Residential on 0.16 Acres

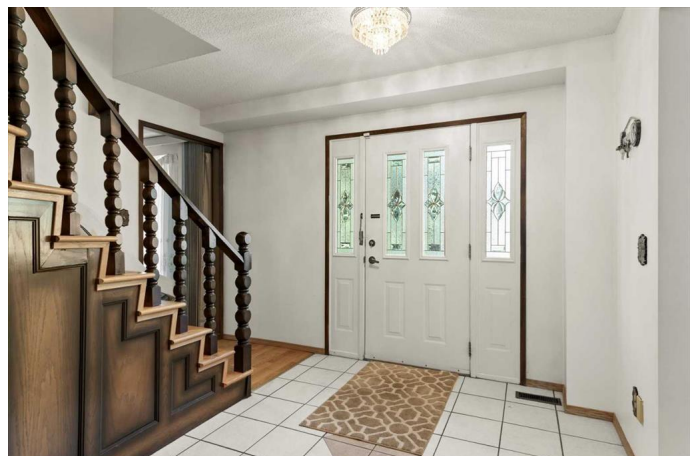
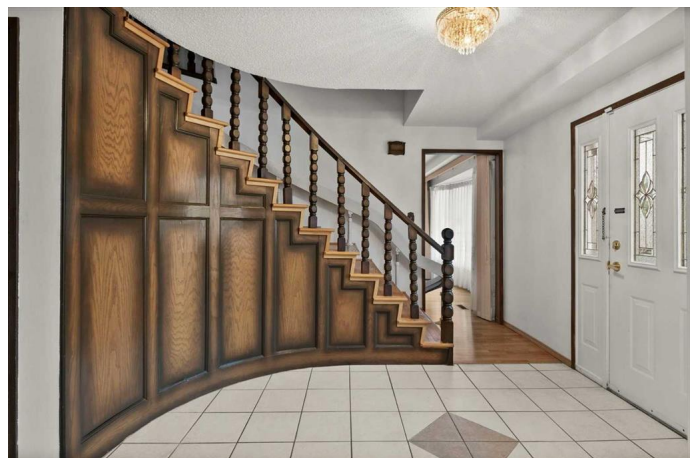
Varsity, Calgary, Alberta

Welcome to this charming 2-storey brick home, ideally situated on a coveted corner lot in the sought-after Varsity neighbourhood of Calgary. This family home has been meticulously maintained by the original owner and is waiting for your personal touch. Upon entering, you'll be greeted by a grand curved staircase that sets the tone for the rest of the home. The spacious living room, with hardwood flooring throughout, features ample natural light, perfect for both relaxed family gatherings and entertaining guests. The large family room is a cozy retreat, complete with a gas fireplace.

The updated kitchen boasts granite counter tops, stainless steel appliances, and a double oven, catering to both culinary enthusiasts and casual cooks alike. The kitchen seamlessly blends style and functionality, providing a delightful space for meal preparation and casual dining. Convenience is key with a main floor laundry room.

Upstairs, you'll find four generously sized bedrooms. The primary bedroom with a walk-in closet and a three-piece ensuite. The upstairs bathroom features a bidet for added comfort and convenience.

The finished basement expands the living space, offering another family room, a recreation room, and plenty of storage. Outside, the property features a newer irrigation system and a large patio atop the garage, ideal for outdoor relaxation and entertainment. Recent updates throughout the



home include various new windows and sliding doors, a new furnace, and an upgraded irrigation system.

This home is in an amazing location, close to golfing, shopping, schools, and offers easy access to Crowchild Trail. With its classic architecture and unbeatable location across the street from a playground, this Varsity gem is truly a rare find.

Built in 1976

### **Essential Information**

MLS® #	A2205796
Price	\$969,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,930
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	303 Valencia Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2C1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized, Garage Faces Side
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Recessed Lighting, Storage, Walk-In Closet(s), Bidet
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Stone, Wood Burning, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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