

\$779,000 - 5007 Vallance Crescent Nw, Calgary

MLS® #A2208788

\$779,000

4 Bedroom, 2.00 Bathroom, 1,228 sqft
Residential on 0.14 Acres

Varsity, Calgary, Alberta

Welcome to this charming and timeless bungalow of over 2000+ sqft of developed space, perfectly situated in one of Calgary's most sought-after neighbourhoods! Nestled on a peaceful street in the heart of Varsity, renowned for its mature tree-lined streets and spacious lots, this property offers the perfect balance of tranquility and convenience. Set on a sprawling, pie-shaped lot with a large detached double garage accessible from the paved back lane, it has additional RV parking plus ample space for a lush garden and outdoor activities. The front and back yards are nothing short of spectacular, with a serene blend of mature blue spruce and other beautiful trees that ensure privacy. Inside, you'll find a stunning, upgraded kitchen with maple wood cabinets, granite counter tops and back splash with a powerful hood fan for your culinary adventures. There are three generously sized bedrooms and full bathroom on the main floor, along with a spacious fourth bedroom and another 4pc bathroom on the lower level. The expansive living room boasts a rare wood-burning fireplace and is complemented by a formal dining area that's perfect for hosting family and friends. Beautiful hardwood floors flow throughout the main floor, adding warmth and character. An open oak rail staircase leads to the fully finished lower level, which offers a spacious family room with another wood-burning fireplace, a movable dry bar, a 4-piece bathroom, and a large laundry room



complete with a sink. Living in Varsity means enjoying one of Calgary’s top-rated neighbourhoods, known for its exceptional quality of life. You’ll be just minutes away from the University of Calgary, Market Mall, the Children’s Hospital, and the LRT. This home offers a rare combination of comfort, charm, and an unbeatable location. It truly has it all! Book to view it today!

Built in 1965

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208788 |
| Price | \$779,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,228 |
| Acres | 0.14 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5007 Vallance Crescent Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 0T7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home |
| Appliances | Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Recreation Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 35 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.