

**303 Valencia Place NW
Calgary, Alberta**

MLS # A2148818



\$1,049,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,930 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Side, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator in Basement, Stove in Basement,

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.